

LOT 14
IN OR 2028/165
NORTH DEERWOOD EST PB 6/173

GAYLOR MICHAEL J & KAREN S
45458 AMERICAN DREAM DR
CALLAHAN, FL 32011

2023

22-2N-25-1460-0014-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	31
Exterior Wall	21
Roof Structur	08
Roof Cover	03
Interior Wall	05
Interior Floo	12
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	3
Frame	02
Stories	2.
Units	0
Occupancy	00

Quality	03
DOR CODE	0100

MAP NUM	MKT AREA	08
---------	----------	----

NEIGHBORHOOD/LOC	8018.00
------------------	---------

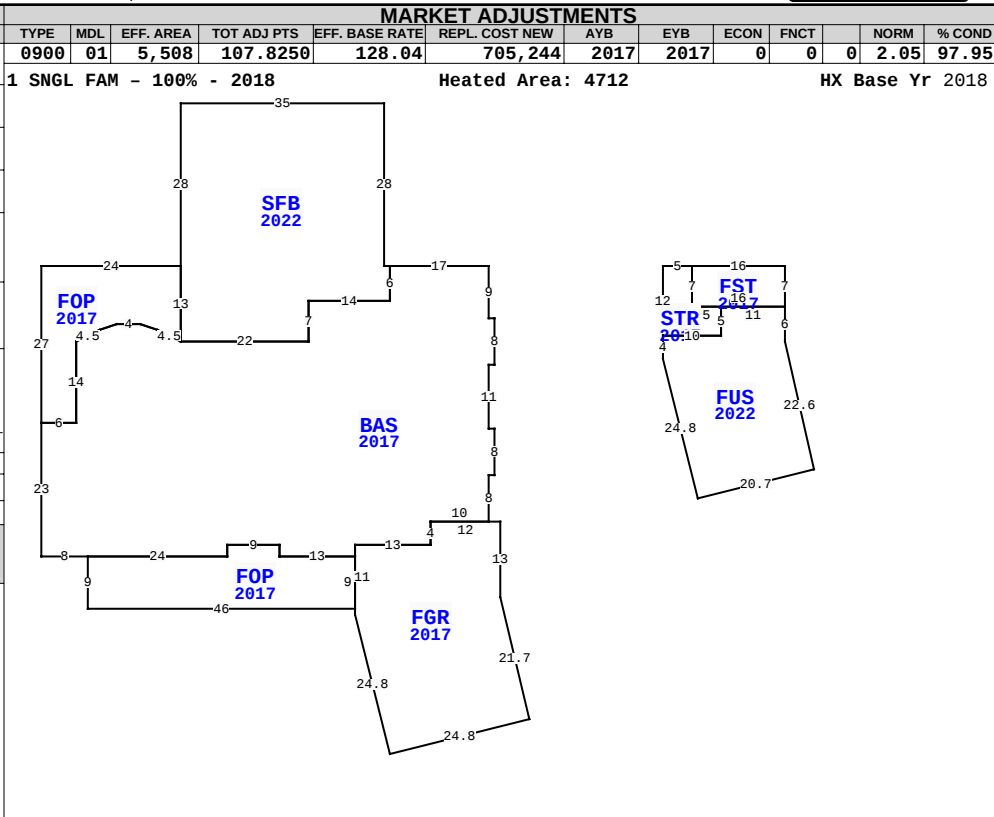
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,031	100	3,031	380,133
FGR	887	55	488	61,203
FOP	361	30	108	13,545
FOP	432	30	130	16,304
FST	112	55	62	7,775
FUS	601	100	601	75,374
SFB	1,350	80	1,080	135,448
STR	85	10	8	1,003

TOTALS	6,859	5,508	690,786
--------	-------	-------	---------

EXTRA FEATURES	45458 AMERICAN DREAM DR, CALLAHAN
----------------	-----------------------------------

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0			1,741.00	SF	10.00				16,888	

LAND DESCRIPTION	
L N	USE CODE
1	000100



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF																16,888
-------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			690,786
TOTAL MARKET OB/XF VALUE			16,888
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			767,674
SOH/AGL Deduction			149,705
ASSESSED VALUE			617,969
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			567,969
TOTAL JUST VALUE			767,674
NCON VALUE			242,572
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			431,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001150	ADDITION	203,657	01/20/2022
17000410	CO ISSUED	0	11/06/2017
1700410	NEW CONSTR	400,483	02/09/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2028/0165	2/09/2016	WD Q	V		02
GRANTOR: PARRISH KEVIN & DONNA					
GRANTEE: GAYLOR MICHAEL J &					
1522/1045	8/30/2007	WD Q	V		
GRANTOR: TOY STANLEY R & CAROL					
GRANTEE: PARRISH KEVIN & DON					

BUILDING NOTES															
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS															
BAS=[YR=2017] W17 SFB=[YR=2022] W1 N28 W35 S28 FOP=[YR=2017] W24 S27 E6 N14 U2 R4 R3 U1 E4 D1 R3 D2 R4 N13\$ S13 E22 N7 E14 N6\$ S6 W14 S7 W22 U2 L4 L3 U1 W4 D1 L3 L4 D2 S14 W6 S23 E8 FOP=[YR=2017] S9 E46 FGR=[YR=2017] S1 D24 R6 R24 U6 U21 L5 N13 W12 S4 W13 S11\$ N9 W13 N2 W9 S2 W24\$ E24 N2 E9 S2 E13 N2 E13 N4 E10 N8 E1 N8 W1 N11 E1 N8 W1 N9\$ PTR=E30 STR=[YR=2017] E5 FST=[YR=2017] E16 S7 FUS=[YR=2022] S6 D22 R5 D5 L20 L6 U24 N4E10 N5 E11\$ W16 N7\$ S7 E5 S5 W10 N12\$ W30\$.															