

LOT 15
IN OR 1648/628
NORTH DEERWOOD EST PB 6/173

LEWIS LLOYD D & MELISSA
45457 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2023

22-2N-25-1460-0015-0000



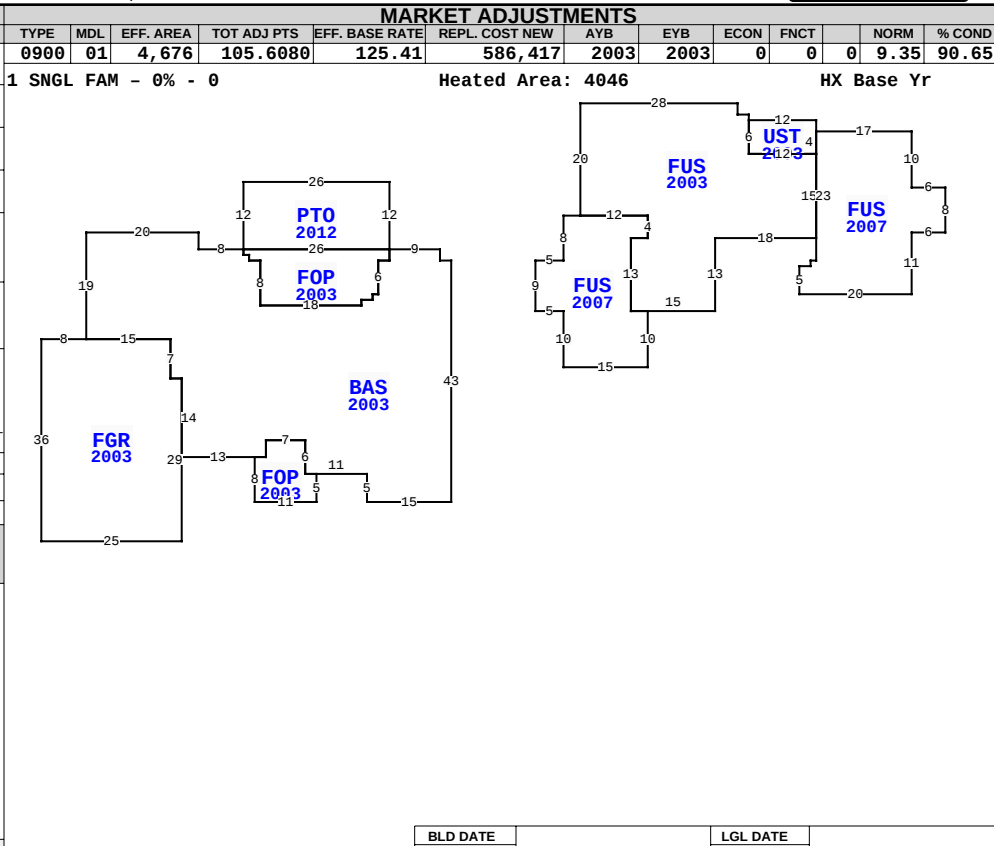
BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	19 MARBLE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100

Quality	03 Quality Level 03
DOR CODE	0100 SINGLE FAMILY
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2,035	231,347
FGR	886	55	487	55,364
FOP	103	30	31	3,524
FOP	215	30	64	7,276
FUS	1,043	100	1,043	118,573
FUS	411	100	411	46,725
FUS	557	100	557	63,322
PTO	312	5	16	1,819
UST	72	45	32	3,638
TOTALS	5,634		4,676	531,587

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0500	FP-PRE FAB	0	0	0	0	
2	0812	CONCRETE C	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	0	000



45457 AMERICAN DREAM DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			531,587
TOTAL MARKET OB/XF VALUE			19,554
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			611,141
SOH/AGL Deduction			90,359
ASSESSED VALUE			520,782
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			520,782
TOTAL JUST VALUE			611,141
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			473,438

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10233	NEW CONSTR	245,710	09/01/2002
R4427	REPAIR/RRF	6,000	09/01/2002
P6013	NEW CONSTR	0	09/01/2002
E10160	NEW CONSTR	5,500	09/01/2002
M6333	H/AC	0	09/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1648/0628	9/25/2009	WD	U	I	12	299,500
GRANTOR: FLOYD SHAWN C						
GRANTEE: LEWIS LLOYD D & MEL						
1527/1083	9/27/2007	QC	U	I	01	100
GRANTOR: FLOYD MICHAEL C & SHA						
GRANTEE: FLOYD SHAWN C						

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2003] W2 N2 W9 PTO=[YR=2012] N12 W26 S12	
FOP=[YR=2003] S1 E1 S1 E2 S8 E18 N1 E2 N1 E1N6 E2 N2 W26 \$	
E26\$S2 W2 S6 W1 S1 W2 S1 W18 N8 W2 N1 W1 N1 W8 N3 W20 S19	
FGR=[YR=2003] W8 S36 E25 N29 W2 N7 W15 \$ E15 S7 E2 S14 E13	
FOP=[YR=2003] S8 E11 N5 W2 N6 W7 S3 W2 \$ E2 N3 E7 S6 E11 S5	
E15 N43 \$ PTR= E15 FUS=[YR=2007] E5N8 E3 FUS=[YR=2003] N20	
E28 S2 E2 S1 UST=[YR=2003] E12 S2 FUS=[YR=2007] E17 S10 E6	
S8 W6 S11 W20 N5 E2N1 E1 N23 \$ S4 W12 N6 \$ S6 E12S15 W18 S13	
W15 N13 E3 N4 W12 \$ E12 S4 W3 S13 E3 S10 W15 N10W5 N9 \$ W15 \$	

LAND DESCRIPTION				TOTAL OB/XF											19,554										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	SFR	0	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000								