LOT 18
IN OR 2458/148
NORTH DEERWOOD EST PB 6/173

RHATIGAN CHARLES III & JENNIFER L
45401 AMERICAN DREAM DR
CALLAHAN, FL 32011

2023

22-2N-25-1460-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

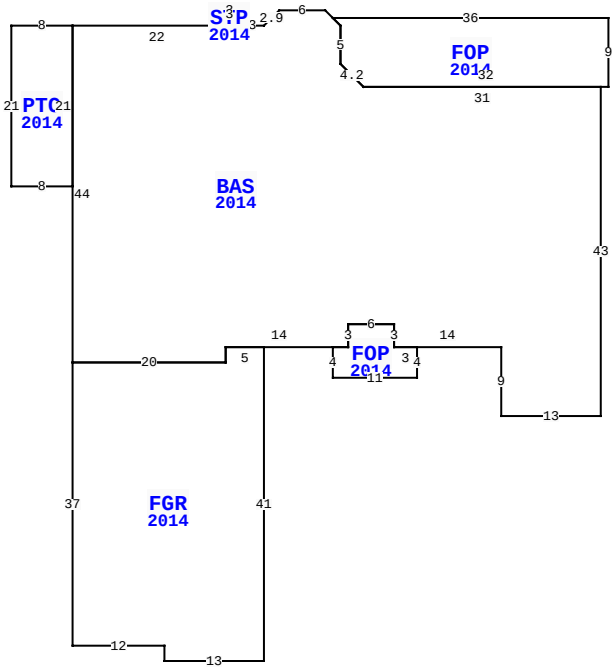
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	2,786	100	2,786	333,326
FGR	961	55	529	63,291
FOP	62	30	19	2,273
FOP	311	30	93	11,127
PTO	168	5	8	957
STP	6	10	1	119
TOTALS	4,294		3,436	411,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,436	107.1800	127.28	437,334	2014	2014	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2022 Heated Area: 2786 HX Base Yr 2022



45401 AMERICAN DREAM DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		411,094
TOTAL MARKET OB/XF VALUE		85,078
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		556,172
SOH/AGL Deduction		119,860
ASSESSED VALUE		436,312
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		381,312
TOTAL JUST VALUE		556,172
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531255	GARAGE	40,170	10/01/2015
B1530338	SWIM POOL	30,000	04/01/2015
B1428690	CO ISSUED	0	11/25/2014
B1428690	NEW CONSTR	346,165	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0148	4/30/2021	WD	Q	I	01	580,000
GRANTOR: DYBALSKI KEVIN A & KA						
GRANTEE: RHATIGAN CHARLES II						
1833/1256	12/28/2012	WD	Q	V	01	35,000
GRANTOR: ANSTETT JOHN A						
GRANTEE: DYBALSKI KEVIN A &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W36 BAS=[YR=2014] U1 L1 W6 D2 L2 W3
STP=[YR=2014] N2 W3 S2 E3 $ W22 PTO=[YR=2014] W8 S21 E8 N21$
S44 FGR=[YR=2014] S37 E12 S2 E13 N41 W5 S2 W20$ E20 N2 E14
FOP=[YR=2014] S4 E11 N4 W3 N3 W6 S3 W2$ E2 N3 E6 S3 E14 S9
E13 N43 W31 U3 L3 N5 U1 L1 $ D1 R1 S5 D3 R3 E32 N9$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	3,044.00	SF	4.00	4.00	100	2014	2014	3	95	11,567	
2	1127	BRICK 8"	0	100	0	0	32.00	SF	11.00	11.00	100	2014	2014	3	99	348	
3	0855	CONC PAVER	0	100	0	0	807.00	SF	10.00	10.00	100	2015	2015	3	96	7,747	
4	0861	POOL GUNIT	0	100	0	0	498.00	SF	85.00	85.00	100	2015	2015	3	81	34,287	
5	0462	ST/AL FNC	0	100	0	0	792.00	SF	10.00	10.00	100	2015	2015	3	81	6,415	
6	0810	CONCRETE A	0	100	0	0	523.00	SF	6.50	6.50	100	2015	2015	3	96	3,264	
7	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	2015	2015	3	81	17,010	
8	0351	CARPORT MT	0	100	10	30	300.00	SF	10.00	10.00	100	2015	2015	3	74	2,220	
9	0351	CARPORT MT	0	100	10	30	300.00	SF	10.00	10.00	100	2015	2015	3	74	2,220	

LAND DESCRIPTION

TOTAL OB/XF 85,078

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 05/18/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS