LOT 20
NORTH DEERWOOD EST PB 6/173

ANDERSON DAVID & BLAKE
45361 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2023

22-2N-25-1460-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

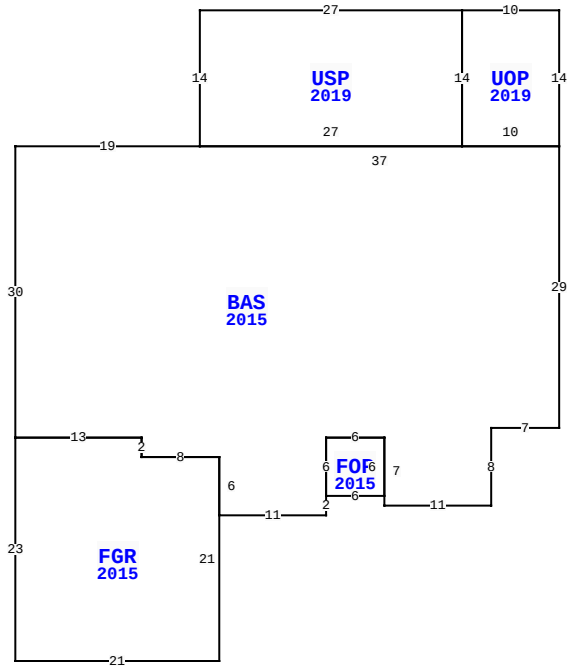
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,854	100	1,854	222,833
FGR	467	55	257	30,889
FOP	36	30	11	1,322
UOP	140	20	28	3,366
USP	378	30	113	13,581
TOTALS	2,875		2,263	271,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,263	106.8200	126.85	287,062	2015	2015	0	0	0	5.25	94.75

1 SNGL FAM – 100% - 2022 Heated Area: 1854 HX Base Yr 2022



45361 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		271,991
TOTAL MARKET OB/XF VALUE		10,856
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		342,847
SOH/AGL Deduction		61,539
ASSESSED VALUE		281,308
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		231,308
TOTAL JUST VALUE		342,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,115

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004373	XFOB	11,000	06/01/2019
B1429583	CO ISSUED	0	08/16/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2257/1383	2/08/2019	WD	U	I	37	209,000
GRANTOR: TOY CAROLYN GEORGETTE						
GRANTEE: ANDERSON DAVID & BL						
1650/1877	12/01/2009	QC	U	V	11	100
GRANTOR: ANDERSON JOSEPH & BIL						
GRANTEE: TOY CAROLYN GEORGET						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2019] N14 W10 USP=[YR=2019] W27 S14 BAS=[YR=2015] W19 S30 FGR=[YR=2015] S23 E21 N21 W8 N2 W13$ E13 S2 E8 S6 E11N2 FOP=[YR=2015] E6 N6 W6 S6$ N6 E6 S7E11 N8 E7 N29 W37$ E27 N14$ S14 E10$.

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	0811	CONCRETE B	0	100	0	0	1,584.00	SF	5.20	5.20	100	2015	2015	3	96	7,907	
2	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2019	2019	3	96	2,949	

LAND DESCRIPTION

TOTAL OB/XF 10,856

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