

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	21	STONE 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,422	100	3,422	448,892
FGR	520	55	286	37,517
FOP	66	30	20	2,623
FOP	759	30	228	29,909
STP	42	10	4	525

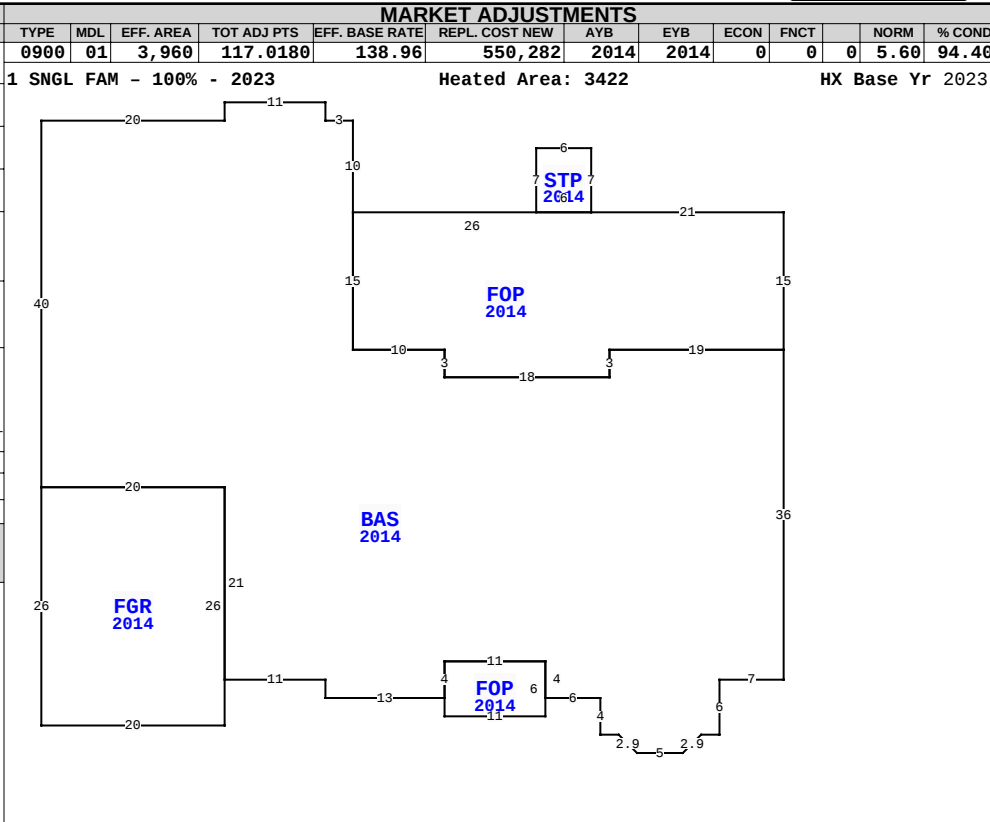
TOTALS	4,809		3,960	519,466
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EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0812	CONCRETE C	0	100	0	0			2,518.00	SF	4.00					
2	1127	BRICK 8"	0	100	0	0			134.00	SF	11.00					

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000000	C	VAC RES	100	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE	11/13/2019	BY	KBA	Total Acres:	0.00	Total Land Value:	60,000	Market:	0	Agricultural:	0	Common:	60,000	PRINTED 08/02/2023 BY SYS
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BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

45339 AMERICAN DREAM DR, CALLAHAN	
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	519,466		
TOTAL MARKET OB/XF VALUE	11,027		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	590,493		
SOH/AGL Deduction	135,743		
ASSESSED VALUE	454,750		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	404,750		
TOTAL JUST VALUE	590,493		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	463,392		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328117	NEW CONSTR	396,672	12/01/2013

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2563/0186	5/13/2022	WD	Q	I	01
GRANTOR: DORNER SHERI R					SALE PRICE
GRANTEE: HAWKER MICHAEL T &					
2302/1103	9/09/2019	WD	Q	I	01
GRANTOR: FLOYD MICHAEL & SHELL					505,000
GRANTEE: DORNER SHERI R					

BUILDING NOTES			
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BUILDING DIMENSIONS			
FOP=[YR=2014]	W21	STP=[YR=2014]	N7 W6 S7 E6\$ W26
BAS=[YR=2014]	N10 W3 N2 W11 S2 W20 S40	FGR=[YR=2014]	S26 E20
N26 W20\$ E20 S21 E11 S2 E13	FOP=[YR=2014]	S2 E11 N6 W11 S4\$	N4 E11 S4 E6 S4 E2 D2 R2 E5 U2 R2 E2 N6 E7 N36 W19 S3 W18
N3 W10 N15\$ S15 E10 S3 E18 N3 E19	N15\$		