

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 50
Exterior Wall	21	STONE 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	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	1,950	100	1,950	223,025
FGR	720	55	396	45,291
FOP	272	30	82	9,378
FOP	470	30	141	16,126
FSP	128	40	51	5,833
FUS	1,204	100	1,204	137,703

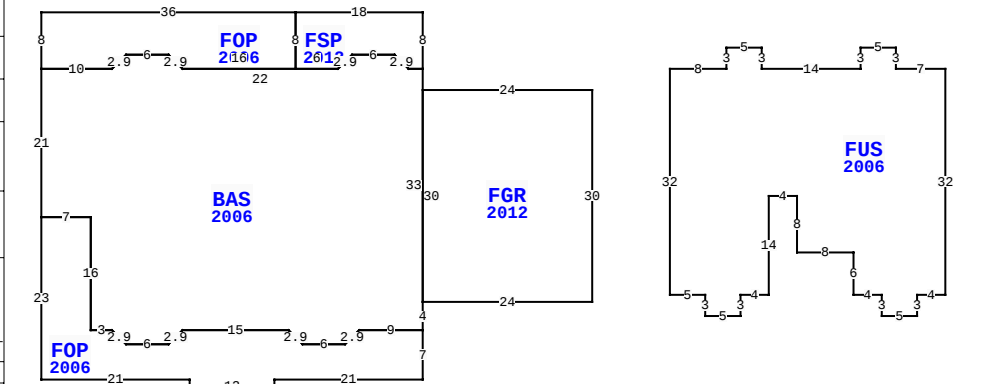
TOTALS	4,744		3,824	437,357
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,869.00	SF	4.00
2	0510	GARAGE WD-	0	100	30	15	450.00	SF	35.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0754	FOP	0	100	15	8	120.00	SF	15.00
5	0855	CONC PAVER	0	100	4	38	152.00	SF	7.00
6	0855	CONC PAVER	0	100	0	0	692.00	SF	7.00
7	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00
8	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006		0.00	0.00	1.00

REVIEW DATE	02/21/2017	BY	KBX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,824	104.4000	123.98	474,100	2006	2006	0	0	7.75	92.25
1 SNGL FAM - 100% - 2020						Heated Area: 3154			HX Base Yr 2020		



45219 AMERICAN DREAM DR, CALLAHAN	BLD DATE	03/29/2007	DJ	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF											
67,434											

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67,434											

Total Acres:	0.00	Total Land Value:	60,000	Market:	0	Agricultural:	0	Common:	60,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		437,357	
TOTAL MARKET OB/XF VALUE		67,434	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		564,791	
SOH/AGL Deduction		159,735	
ASSESSED VALUE		405,056	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		355,056	
TOTAL JUST VALUE		564,791	
NCON VALUE		1,080	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		435,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226641	ADDITION	9,950	11/01/2012
E1225566	ELEC OTHER	0	11/01/2012
B1226554	SWIM POOL	32,000	10/01/2012
B26442	REMODEL	14,813	09/03/2012
E17354	TEMP POLE	5,000	05/01/2006
M11576	MECH OTHER	0	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2297/0651	8/13/2019	WD	Q	I	01
GRANTOR: WILLIAMS CORAN L III					
GRANTEE: FERREIRA LOUIS & NA					
1716/1277	11/12/2010	WD	U	I	11
GRANTOR: HANCOCK BANK					
GRANTEE: WILLIAMS CORAN L II					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2012] N8 W18 FOP=[YR=2006] W36 S8 E10 U2 R2 E6 D2 R2 E16 N8\$ S8 E6 U2 R2 E6 D2 R2 E2 BAS=[YR=2006] W2 U2 L2 W6 D2 L2 W22 U2 L2 W6 D2 L2 W10 S21 FOP=[YR=2006] S23 E21 S1 E12 N1 E21 N7 W9 D2 L2 W6 U2 L2 W15 D2 L2 W6 U2 L2 W3 N16 W7\$ E7 S16 E3 D2 R2 E6 U2 R2 E15 D2 R2 E6 U2 R2 E9 N4 FGR=[YR=2012] E24 N30 W24 S30\$ N33\$ PTR=E35 FUS=[YR=2006] E8 N3 E5 S3 E14 N3 E5 S3 E7 S32 W4 S3 W5 N3 W4 N6 W8 N8 W4 S14 W4 S3 W5 N3 W5 N32\$ W35\$.									

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV