

LOT 25
IN OR 2152/1530
NORTH DEERWOOD EST PB 6/173

NICHOLAS-BOVINETTE AMBER M/BOVINETTE JOHN M
45197 AMERICAN DREAM DR
CALLAHAN, FL 32011

2023

22-2N-25-1460-0025-0000



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 80
Interior Floo	08	SHT VINYL 20
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	

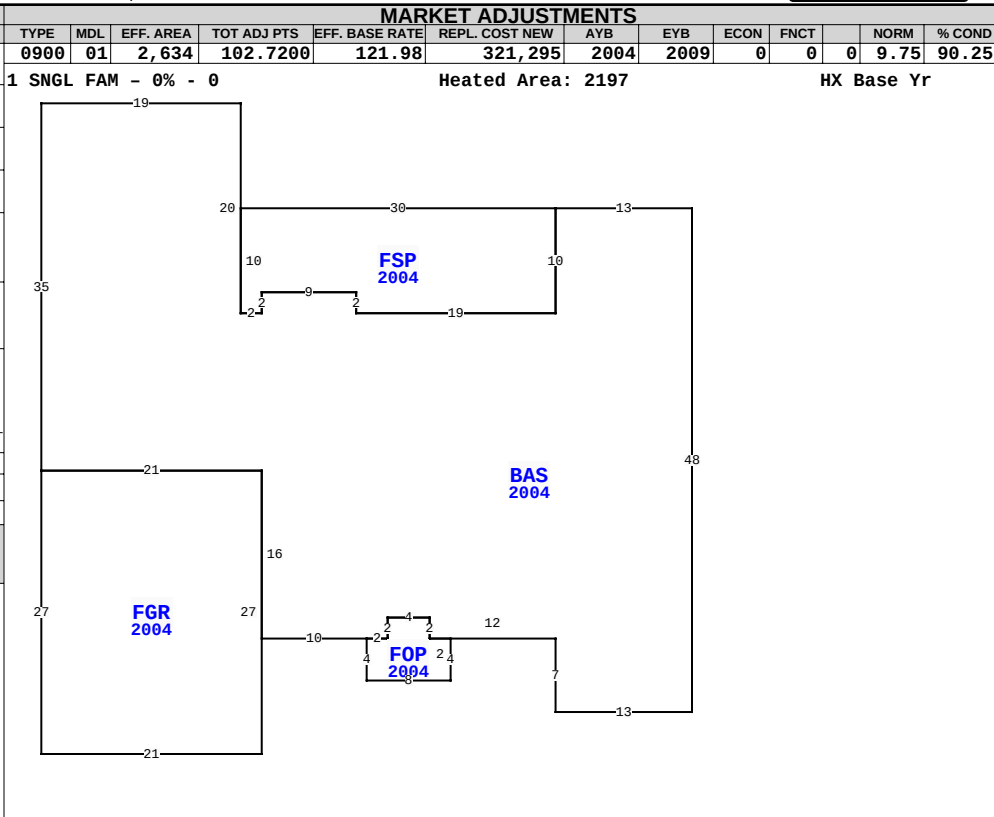
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100	2,197	241,861
FGR	567	55	312	34,347
FOP	40	30	12	1,321
FSP	282	40	113	12,440

TOTALS	3,086		2,634	289,969
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,696.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	0	10	11	110.00	SF	18.30	18.30	
4	0855	CONC PAVER	0	0	12	25	300.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006		0.00	0.00	1.00	LT	

REVIEW DATE 11/13/2019 BY KBA



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

45197 AMERICAN DREAM DR, CALLAHAN											
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TOTAL OB/XF											
12,324											

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		289,969	
TOTAL MARKET OB/XF VALUE		12,324	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		362,293	
SOH/AGL Deduction		45,484	
ASSESSED VALUE		316,809	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		316,809	
TOTAL JUST VALUE		362,293	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		288,008	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013250	REPAIR/RRF	9,258	09/29/2021
B12409	NEW CONSTR	157,934	03/01/2004
R5895	REPAIR/RRF	2,800	03/01/2004
W108	XFOB	0	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2152/1530	10/16/2017	WD	Q	I	01	288,900
GRANTOR: DYBALSKEI EDWARD A						
GRANTEE: NICHOLAS-BOVINETTE						
2039/0337	4/08/2016	WD	Q	I	01	205,000
GRANTOR: MCG HOMES LLC						
GRANTEE: DYBALSKEI EDWARD A						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2004] W13 FSP=[YR=2004] W30 S10 E2 N2 E9 S2 E19 N10\$ S10 W19 N2 W9 S2 W2 N20 W19 S35 FGR=[YR=2004] S27 E21 N27 W21\$ E21 S16 E10 FOP=[YR=2004] S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 S7 E13 N48 \$.						