

LOT 27
IN OR 1740/1197
NORTH DEERWOOD EST PB 6/173

BASSETT TAMMIE D
45159 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2023

22-2N-25-1460-0027-0000



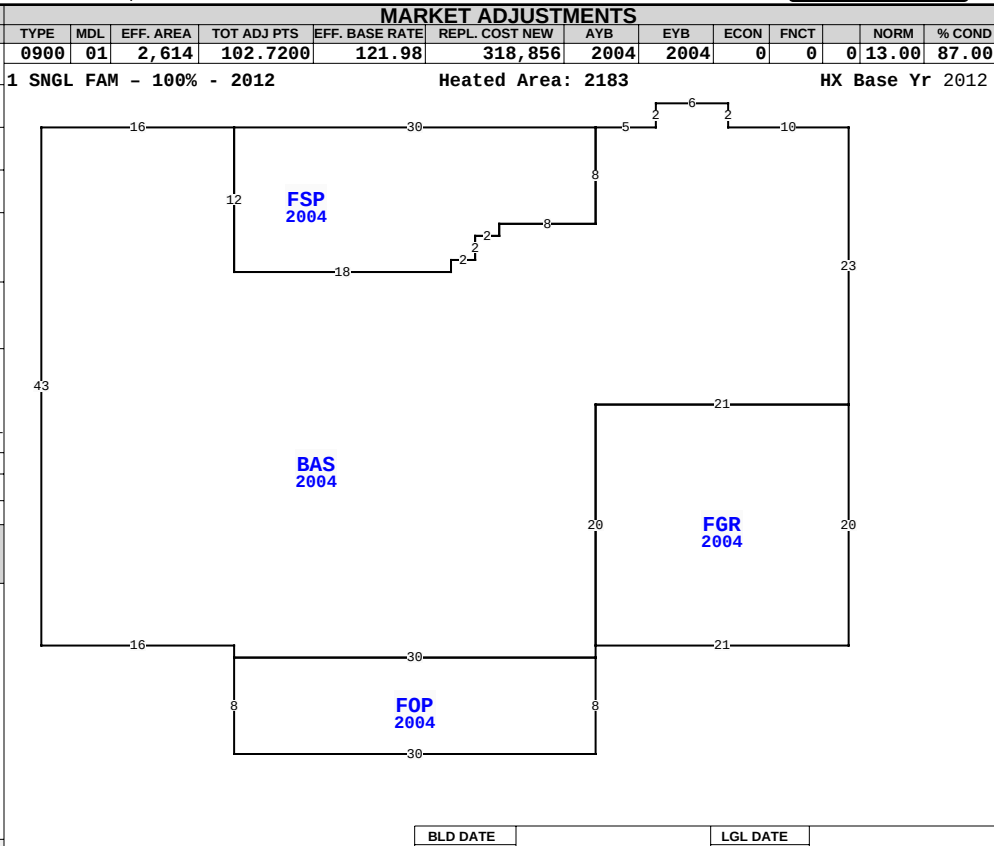
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	10	ABOVE AVG 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	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	2,183	100	2,183	231,665
FGR	420	55	231	24,514
FOP	240	30	72	7,641
FSP	320	40	128	13,583
TOTALS	3,163		2,614	277,405

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0812	CONCRETE C	0 100	0	0	3,042.00	SF	4.00	4.00	100	2004
3	0855	CONC PAVER	0 100	0	0	1,125.00	SF	7.00	7.00	100	2011
4	0861	POOL GUNIT	0 100	0	0	434.00	SF	85.00	85.00	100	2011
5	0462	ST/AL FNC	0 100	0	0	102.00	SF	10.00	10.00	100	2011

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



45159 AMERICAN DREAM DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										305,713	
TOTAL MARKET OB/XF VALUE										46,682	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										412,395	
SOH/AGL Deduction										206,921	
ASSESSED VALUE										205,474	
TOTAL EXEMPTION VALUE										HX HB VX WX 60,000	
BASE TAXABLE VALUE										145,474	
TOTAL JUST VALUE										412,395	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										329,848	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008770	REPAIR/RRF	11,500	07/02/2021
1900802	GARAGE	57,360	02/01/2019
B25036	SWIM POOL	34,500	08/01/2011
M7773	H/AC	0	01/01/2004
B11829	NEW CONSTR	158,567	10/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1740/1197	5/26/2011	WD	U	I	38	165,000			
GRANTOR: ANDERSON JOE M & BILL									
GRANTEE: BASSETT MILTON L &									
1373/0497	12/12/2005	WD	Q	I		266,000			
GRANTOR: CARTER BETTY C & ROBE									
GRANTEE: ANDERSON JOE MICHAEL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W10 N2 W6 S2 W5 FSP=[YR=2004] W30 S12 E18 N1 E2 N2 E2 N1 E8 N8 \$ S8 W8 S1 W2 S2 W2 S1 W18 N12 W16 S43 E16 S1 FOP=[YR=2004] S8 E30 N8 W30 \$ E30 N1 FGR=[YR=2004] E21 N20 W21 S20 \$ N20 E21 N23 \$.											

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