LOT 28
NORTH DEERWOOD EST PB 6/173

WRIGHT BILLY W JR
45131 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2023

22-2N-25-1460-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

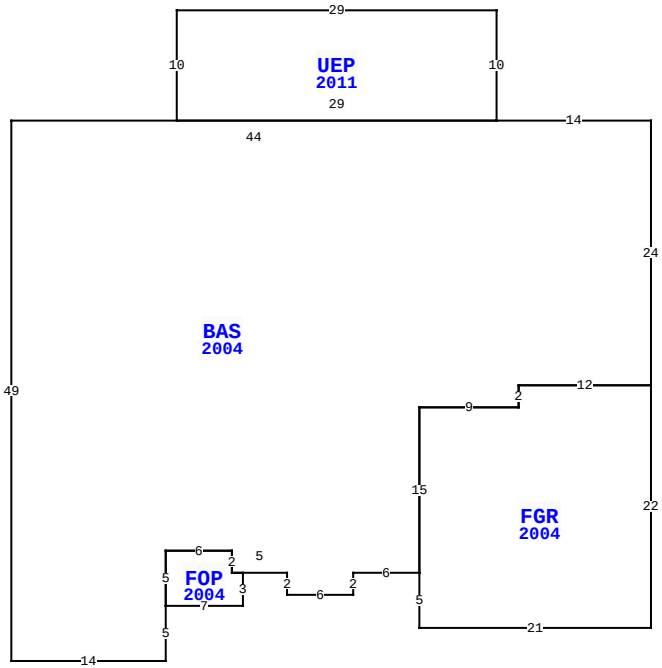
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,151	100	2,151	232,465
FGR	444	55	244	26,370
FOP	33	30	10	1,080
UEP	290	60	174	18,805
TOTALS	2,918		2,579	278,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,579	105.2160	124.94	322,220	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2022 Heated Area: 2151 HX Base Yr 2022



45131 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		278,720
TOTAL MARKET OB/XF VALUE		35,413
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		374,133
SOH/AGL Deduction		135,828
ASSESSED VALUE		238,305
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,305
TOTAL JUST VALUE		374,133
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,222

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16526	SCRN ROOM	12,995	10/27/2005
B16448	SCRN ROOM	6,600	10/27/2005
B15584	SWIM POOL	25,000	07/15/2005
B12407	NEW CONSTR	151,668	03/01/2004
R5893	REPAIR/RRF	2,000	03/01/2004
W106	XFOB	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2473/1762	6/24/2021	WD	Q	I	02	365,000
GRANTOR: FLOYD MICHAEL & SHELL						
GRANTEE: WRIGHT BILLY W JR						
2303/0136	9/09/2019	WD	Q	I	02	355,000
GRANTOR: MATHIS JOHN A & ALECI						
GRANTEE: FLOYD MICHAEL & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W14 UEP=[YR=2011] N10 W29 S10 E29$ W44 S49 E14 N5 FOP=[YR=2004] E7 N3 W1 N2 W6 S5$ N5 E6 S2 E5 S2 E6 N2 E6 FGR=[YR=2004] S5 E21 N22 W12 S2 W9 S15$ N15 E9 N2 E12 N24$.

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	0812	CONCRETE C	0	100	0	0	1,968.00	SF	4.00	4.00	100	2004	2004	3	86	6,770	
2	1127	BRICK 8"	0	100	12	4	48.00	SF	11.00	11.00	100	2005	2005	3	96	507	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2005	2005	3	44	16,830	
4	0845	KOOL DECK	0	100	0	0	623.00	SF	7.25	7.25	100	2005	2005	3	87	3,930	
5	0911	SCRN RM A	0	100	37	29	1,073.00	SF	17.50	17.50	100	2005	2005	3	27	5,070	
6	0478	VF 6 SLAT	0	100	0	0	30.00	LF	15.00	15.00	100	2007	2007	3	74	333	
7	0810	CONCRETE A	0	100	0	0	341.00	SF	6.50	6.50	100	2007	2007	3	89	1,973	

LAND DESCRIPTION

TOTAL OB/XF 35,413

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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/21/2017 BY KBX Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS