PT OF LOT 2 (S-7)
IN OR 1516/1963
BRANDIES & PICKETT SUB PB 1/4

GORDON RATHEL D & AMY D
45284 AMERCAN DREAM DRIVE
CALLAHAN, FL 32011

2023

28-2N-25-3080-0002-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

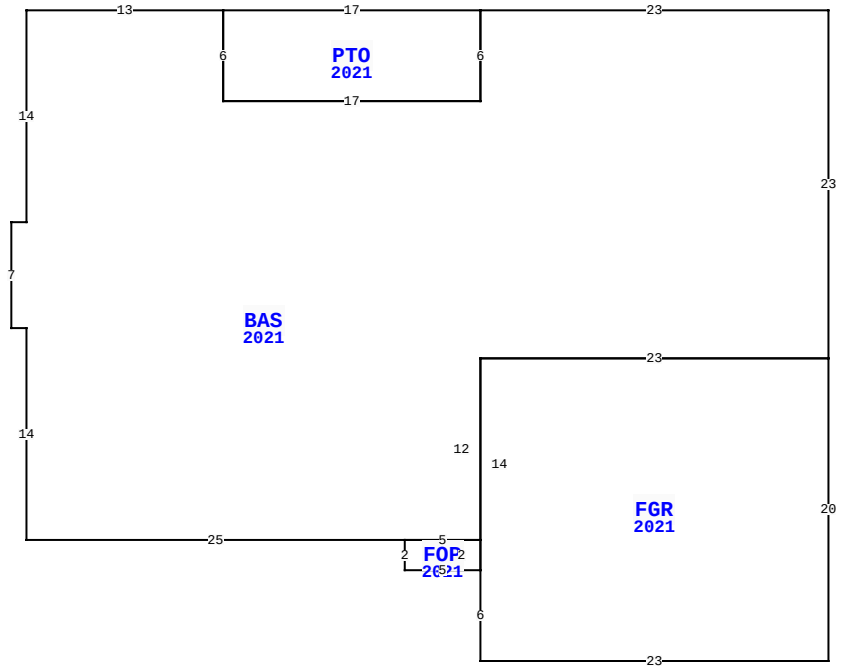
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	1,484	195,892
FGR	460	55	253	33,397
FOP	10	30	3	396
PTO	102	5	5	660
TOTALS	2,056		1,745	230,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,745	112.0000	133.00	232,085	2021	2021	0	0	0	0.75	99.25

1 SNGL FAM – 0% - 0 Heated Area: 1484 HX Base Yr



HODGES RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	230,344
TOTAL MARKET OB/XF VALUE	9,472
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	274,816
SOH/AGL Deduction	55,560
ASSESSED VALUE	219,256
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,256
TOTAL JUST VALUE	274,816
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012073	CO ISSUED	0	07/16/2021
20012073	NEW CONSTR	187,017	12/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/1963	8/03/2007	WD	U	V	06	100
GRANTOR: LIVINGSTON BONNIE SUE						
GRANTEE: GORDON RATHEL D & A						
1450/1694	10/09/2006	WD	Q	I		45,000
GRANTOR: BROWN LENVILLE B SR						
GRANTEE: LIVINGSTON BONNIE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 PTO=[YR=2021] W17 S6 E17 N6$ S6 W17 N6 W13 S14 W1 S7 E1 S14 E25 FOP=[YR=2021] S2 E5 FGR=[YR=2021] S6 E23 N20 W23 S14$ N2 W5$ E5 N12 E23 N23$.

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	0811	CONCRETE B	0	0	0	0	1,737.00	SF	5.20	5.20	100	2021	2021	3	100	9,032	
2	1127	BRICK 8"	0	0	0	0	40.00	SF	11.00	11.00	100	2021	2021	3	100	440	

LAND DESCRIPTION

TOTAL OB/XF 9,472

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 07/20/2021 BY KB Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS