LOT 1
IN OR 1807/1058
ESMT IN OR 764/1449

HENDRICKS KATHRYN D
45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2023

32-2N-25-7300-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

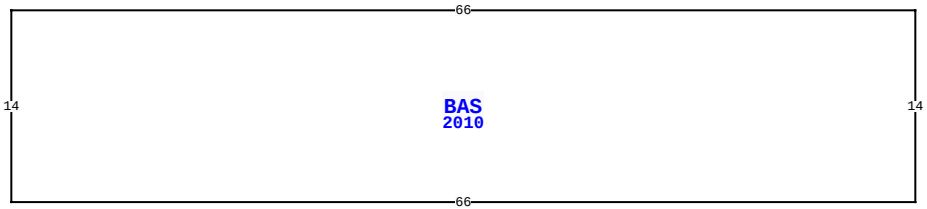
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,365
TOTALS	924		924	19,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	924	99.8000	69.86	64,551	1980	1980	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	66,871
TOTAL MARKET OB/XF VALUE	1,704
TOTAL LAND VALUE - MARKET	668,960
TOTAL MARKET VALUE	148,732
SOH/AGL Deduction	42,922
ASSESSED VALUE	105,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,810
TOTAL JUST VALUE	737,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982091	MH MOVE-ON	0	05/01/1998
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W66 S14 E66 N14$.

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
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	
7	0940	SHEDS/PORT	0	0	15	12	180.00	SF	19.50	19.50	100	1998	1998	3	20	702	
8	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
10	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2006	2006	3	88	229	
11	0751	UOP	0	0	12	9	108.00	SF	10.00	10.00	100	2003	2003	3	36	389	

LAND DESCRIPTION

TOTAL OB/XF 1,704

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	9.63	AC		1.00	1.00	1.00	540.00	540.00	5,200							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.32	AC		1.00	1.00	1.00	14,000.00	14,000.00	270,480							
4	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	6.21	AC		1.00	1.00	1.00	350.00	350.00	2,174							
5	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.48	AC		1.00	1.00	1.00	225.00	225.00	783							
6	009910	M	MKT.VAL.AG	0			0.00	0.00	23.32	AC		1.00	1.00	1.00	14,000.00	14,000.00	326,480							

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 80,157 Market: 596,960 Agricultural: 8,157 Common: 72,000 PRINTED 08/02/2023 BY SYS

LOT 1
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ESMT IN OR 764/1449

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45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2023

32-2N-25-7300-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

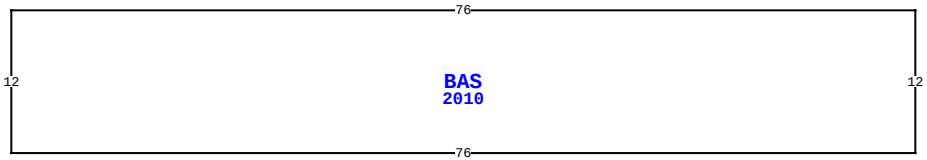
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	14,192
TOTALS	912		912	14,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	912	79.8000	51.87	47,305	1990	1990	0	0	0	70.00	30.00

2 MH 93NO RP – 0% - 0 Heated Area: 912 HX Base Yr



2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	66,871
TOTAL MARKET OB/XF VALUE	1,704
TOTAL LAND VALUE - MARKET	668,960
TOTAL MARKET VALUE	148,732
SOH/AGL Deduction	42,922
ASSESSED VALUE	105,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,810
TOTAL JUST VALUE	737,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S12 E76 N12$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 80,157 Market: 596,960 Agricultural: 8,157 Common: 72,000 PRINTED 08/02/2023 BY SYS

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ESMT IN OR 764/1449

HENDRICKS KATHRYN D
45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2023

32-2N-25-7300-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

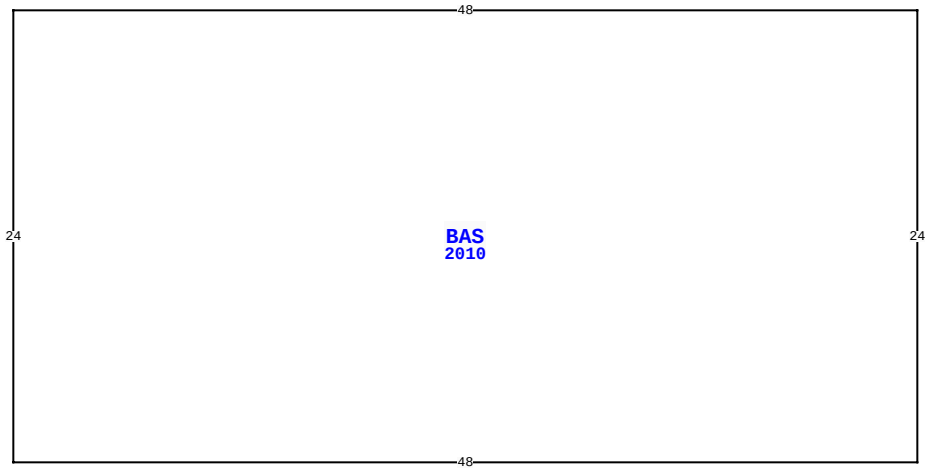
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	26,238
TOTALS	1,152		1,152	26,238

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	116.8000	75.92	87,460	1990	1990	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

2287 DANIELLE LN, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 3 of 4 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	66,871
TOTAL MARKET OB/XF VALUE	1,704
TOTAL LAND VALUE - MARKET	668,960
TOTAL MARKET VALUE	148,732
SOH/AGL Deduction	42,922
ASSESSED VALUE	105,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,810
TOTAL JUST VALUE	737,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W48 S24 E48 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 80,157 Market: 596,960 Agricultural: 8,157 Common: 72,000 PRINTED 08/02/2023 BY SYS

LOT 1
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ESMT IN OR 764/1449

HENDRICKS KATHRYN D
45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2023

32-2N-25-7300-0001-0000

BUILDING CHARACTERISTICS

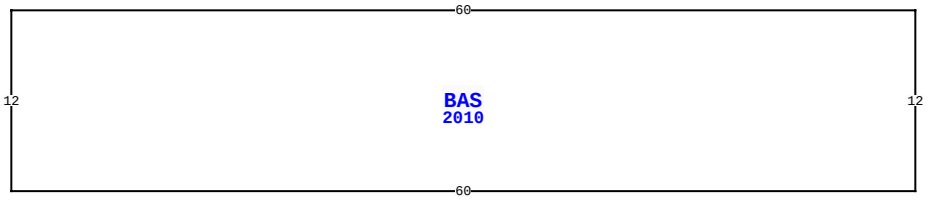
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	7,076
TOTALS	720		720	7,076

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	720	50.4000	32.76	23,587	1975	1975	0	0	0	70.00	30.00

4 MH 93NO RP – 0% - 0 Heated Area: 720 HX Base Yr



2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 4 of 4 6

VALUATION SUMMARY

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SOH/AGL Deduction	42,922
ASSESSED VALUE	105,810
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	105,810
TOTAL JUST VALUE	737,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	88,775

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S12 E60 N12$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 80,157 Market: 596,960 Agricultural: 8,157 Common: 72,000 PRINTED 08/02/2023 BY SYS