PT OF LOT 3
IN OR 2313/1241
SUB OF 49 PB 2/15

GORDON AMY D
45284 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

**2023**

**49-2N-25-4100-0003-0060**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

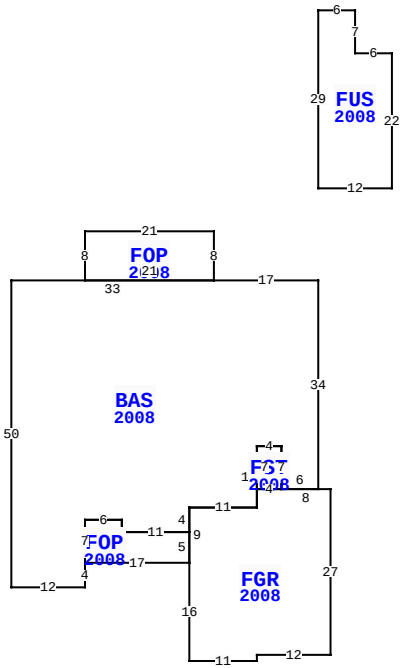
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 80 |
| Interior Floo | 14 | CARPET 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 07 |
| NEIGHBORHOOD/LOC | 7001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,004 | 100 | 2,004 | 229,005 |
| FGR | 599 | 55 | 329 | 37,596 |
| FOP | 97 | 30 | 29 | 3,314 |
| FOP | 168 | 30 | 50 | 5,714 |
| FST | 28 | 55 | 15 | 1,714 |
| FUS | 306 | 100 | 306 | 34,968 |
| TOTALS | 3,202 | | 2,733 | 312,309 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,733 | 107.5200 | 127.68 | 348,949 | 2008 | 2008 | 0 | 0 | 0 | 10.50 | 89.50 |

1 SNGL FAM – 0% - 0 Heated Area: 2310 HX Base Yr




45112 AIRSTREAM AVE, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/02/2023 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 312,309 |
| TOTAL MARKET OB/XF VALUE | 15,510 |
| TOTAL LAND VALUE - MARKET | 50,000 |
| TOTAL MARKET VALUE | 377,819 |
| SOH/AGL Deduction | 113,226 |
| ASSESSED VALUE | 264,593 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 264,593 |
| TOTAL JUST VALUE | 377,819 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 255,558 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4074 | NEW CONSTR | 0 | 10/01/2016 |
| 3107 | N/C | 0 | 09/13/2007 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2313/1241 | 10/22/2019 | QC | U | I | 11 | 100 |
| GRANTOR: LIVINGSTON DARRELL | | | | | | |
| GRANTEE: GORDON AMY D | | | | | | |
| 1669/0681 | 3/26/2010 | QC | U | I | 11 | 100 |
| GRANTOR: LIVINGSTON BONNIE SUE | | | | | | |
| GRANTEE: LIVINGSTON DARRELL | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2008] W17 FOP=[YR=2008] N8 W21 S8 E21$ W33 S50 E12 N4 FOP=[YR=2008] E17 FGR=[YR=2008] S16 E11 N1 E12 N27 W8 FST=[YR=2008] N7 W4 S7 E4$ W4 S3 W11 S9$ N5 W11 N2 W6 S7$ N7 E6 S2 E11 N4 E11 N10 E4 S7 E6 N34 $ PTR=N15 FUS=[YR=2008] N29 E6 S7 E6 S22 W12$ S15$.

### 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 2,681.00 | SF | 6.50 | 6.50 | 100 | 2007 | 2007 | 3 | 89 | 15,510 | |

### LAND DESCRIPTION

TOTAL OB/XF 15,510

| 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 | 0 | | | 100.00 | 127.00 | 100.00 | FF | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 50,000 | | | | | | | |

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 08/02/2023 BY SYS