PT SW1/4 OF SEC 3-2N-25E IN
OR 1897/1591 & OR 1979/1482
(EX UTIL ESMT IN OR 1427/399 &

TALAK JAMES & LYNETTE B
46186 DREAMERS LN
CALLAHAN, FL 32011

2024

03-2N-25-0000-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

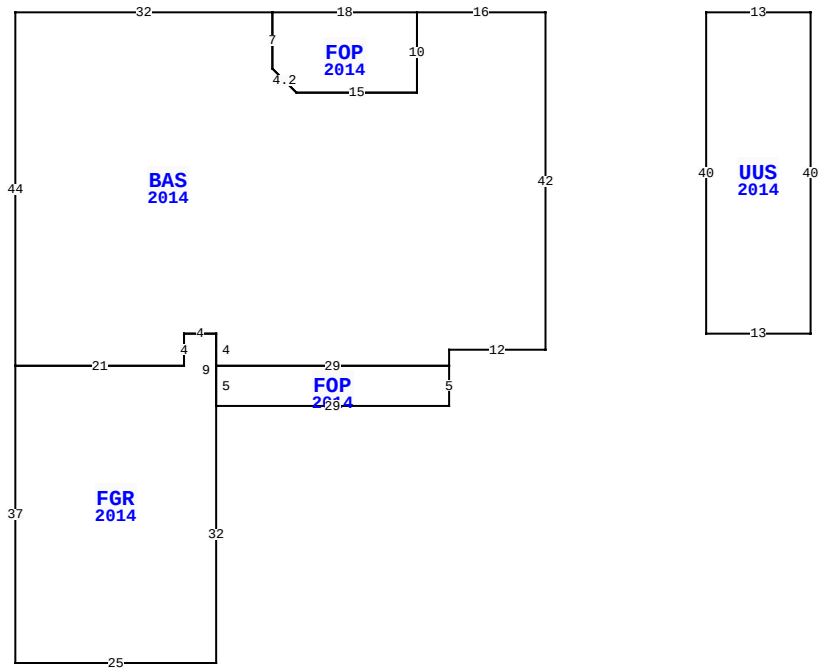
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,689	100	2,689	327,228
FGR	941	55	518	63,036
FOP	145	30	44	5,354
FOP	176	30	53	6,450
UUS	520	50	260	31,640
TOTALS	4,471		3,564	433,708

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,564	104.4000	130.50	465,102	2014	2014	0	0	0	6.75	93.25

2 SNGL FAM – 100% - 2015 Heated Area: 2689 HX Base Yr 2015



46186 DREAMERS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		433,708
TOTAL MARKET OB/XF VALUE		85,865
TOTAL LAND VALUE - MARKET		101,120
TOTAL MARKET VALUE		620,693
SOH/AGL Deduction		257,555
ASSESSED VALUE		363,138
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,138
TOTAL JUST VALUE		620,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		563,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429075	SCRNENCL	22,366	07/01/2014
B1328153	CO ISSUED	0	05/09/2014
B1428559	SWIM POOL	39,837	04/01/2014
B1328153	NEW CONSTR	338,564	12/01/2013
B1327633	CARPORT	10,155	08/01/2013
MH4839	MH MOVE-ON	0	11/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1979/1482	4/11/2015	QC	U	I	11	100
GRANTOR: HONAN JANENE B						
GRANTEE: TALAK LYNETTE B & J						
1979/1480	4/05/2015	QC	U	I	11	100
GRANTOR: MATHEWS RAYLENE						
GRANTEE: TALAK LYNETTE B & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FOP=[YR=2014] W18 S7 D3 R3 E15 N10$ S10 W15 U3 L3 N7 W32 S44 FGR=[YR=2014] S37 E25 N32 FOP=[YR=2014] E29 N5 W29 S5$ N9 W4 S4 W21$ E21 N4 E4 S4 E29 N2 E12 N42$ PTR=E20 UUS=[YR=2014] E13 S40 W13 N40$ W20$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
3	0754	FOP	0	100	20	10	200.00	SF	15.00	15.00	100	2006	2006	3	27	810	
4	0812	CONCRETE C	0	100	0	0	2,424.00	SF	4.00	4.00	100	2006	2006	3	87	8,436	
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	26.95	26.95	100	2007	2007	3	48	3,726	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	96	1,920	
7	0861	POOL GUNIT	0	100	0	0	476.00	SF	85.00	85.00	100	2014	2014	3	75	30,345	
8	0911	SCRN RM A	0	100	39	27	1,053.00	SF	17.50	17.50	100	2014	2014	3	65	11,978	
9	0855	CONC PAVER	0	100	0	0	577.00	SF	10.00	10.00	100	2014	2014	3	95	5,482	
10	0812	CONCRETE C	0	100	0	0	2,939.00	SF	4.00	4.00	100	2014	2014	3	95	11,168	

LAND DESCRIPTION

TOTAL OB/XF 85,865

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		OR	0.00	0.00	6.32	AC		1.00	1.00	1.00	16,000.00	16,000.00	101,120							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 6.32 Total Land Value: 101,120 Market: 0 Agricultural: 0 Common: 101,120 PRINTED 08/06/2024 BY SYS