

LOT 9
IN OR 1058/934
NORTH DEERWOOD EST PB 6/173

LEE CHARLES D JR & KELLIE A
45312 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2024

22-2N-25-1460-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,929	100	1,929	235,506
FGR	812	55	447	54,573
FOP	355	30	106	12,941
FOP	435	30	130	15,872
FUS	646	100	646	78,868
STP	33	10	3	367

TOTALS	4,210		3,261	398,126
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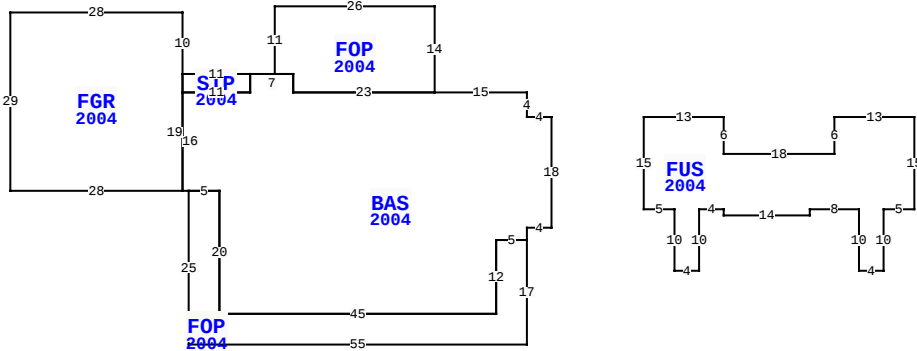
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	3,072.00	SF	4.00	4.00	100	2004	2004	3	84	10,322	
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00	85.00	100	2011	2011	3	64	22,848	
4	0855	CONC PAVER	0	100	0	0	934.00	SF	10.00	10.00	100	2011	2011	3	92	8,593	
5	0462	ST/AL FNC	0	100	0	0	504.00	SF	10.00	10.00	100	2011	2011	3	64	3,226	
6	0810	CONCRETE A	0	100	20	21	420.00	SF	6.50	6.50	100	2020	2020	3	99	2,703	

LAND DESCRIPTION			TOTAL OB/XF 50,772														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000

REVIEW DATE	01/07/2021	BY	KB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,261	113.2428	141.55	461,595	2004	2004	0	0	0	13.75
1 SNGL FAM - 100% - 2005 Heated Area: 2575 HX Base Yr 2005											



NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				427,690	
TOTAL MARKET OB/XF VALUE				50,772	
TOTAL LAND VALUE - MARKET				60,000	
TOTAL MARKET VALUE				538,462	
SOH/AGL Deduction				263,702	
ASSESSED VALUE				274,760	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				224,760	
TOTAL JUST VALUE				538,462	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				489,475	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001606	GARAGE	50,715	02/21/2020
P7386	NEW CONSTR	0	12/01/2003
B11774	NEW CONSTR	195,248	10/02/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1058/0934	5/29/2002	WD	Q	V	
					SALE PRICE
					40,900

GRANTOR: ADR INVESTMENTS LTD					
GRANTEE: LEE CHARLES D JR &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2004] W4 N4 W15 FOP=[YR=2004] N14 W26 S11 E3 S3 E23 \$ W23 N3 W7 STP=[YR=2004] W11 FGR=[YR=2004] N10 W28 S29 E28 N19 \$ S3 E11 N3 \$ S3 W11 S16 E1 FOP=[YR=2004] S25 E55 N17 W5 S12 W45 N20 W5 \$ E5 S20 E45 N12 E5 N2 E4 N18 \$ PTR= E15 FUS=[YR=2004] E13 S6 E18 N6 E13 S15 W5 S10 W4 N10 W8 S1 W14 N1 W4 S10 W4 N10 W5 N15 \$ W15 \$.					

TOTAL OB/XF 50,772											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						

TOTAL OB/XF 50,772											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	

REVIEW DATE	01/07/2021	BY	KB
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Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0	Common: 60,000
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