

THON LAWRENCE R & KELLY ANN
45396 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

22-2N-25-1460-0011-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY									
Exterior Wall		20	FACE BRICK 100							0900	01	3,606	110.2860	137.86	497,123	2001	2006	0	0	12.75	87.25	VALUATION BY		STANDARD							
Roof Structur		03	GABLE/HIP 100							1 SNGL FAM - 100% - 2002										Heated Area: 3140 HX Base Yr 2002											
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE 433,740											
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE 39,532											
Interior Floo		12	HARDWOOD 70																	TOTAL LAND VALUE - MARKET 60,000											
Interior Floo		11	CLAY TILE 30																	TOTAL MARKET VALUE 533,272											
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction 277,762											
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE 255,510											
Bedrooms			3 100																	TOTAL EXEMPTION VALUE HX HB 50,000											
Bathrooms			2 100																	BASE TAXABLE VALUE 205,510											
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE 533,272											
Stories		1.	1. 100																	NCON VALUE 0											
Units		00	0 100																	INCOME VALUE											
Occupancy		00	NONE 100																	PREVIOUS YEAR MKT VALUE 479,252											
Quality		05	Quality Level 05																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA							08																					
NEIGHBORHOOD/LOC		8018.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	3,140	100	3,140	377,688																											
FGR	675	55	371	44,625																											
FOP	35	30	10	1,203																											
FOP	264	30	79	9,502																											
STP	15	10	2	241																											
STP	25	10	2	241																											
STP	21	10	2	241																											
TOTALS		4,175	3,606	433,740																											
EXTRA FEATURES										45396 AMERICAN DREAM DR, CALLAHAN										BLD DATE											
																				XF DATE											
																				LGL DATE											
																				LAND DATE											
																				AG DATE											
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	0812	CONCRETE C	0 100	0	0	2,247.00	SF	4.00	4.00	100	2001	2001	3	80	7,190																
2	0825	BRICK	0 100	0	0	710.00	SF	12.50	12.50	100	2003	2003	3	95	8,431																
3	0861	POOL GUNIT	0 100	28	15	420.00	SF	85.00	85.00	100	2003	2003	3	32	11,424																
4	0877	JACUZZI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	21	420																
5	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	21	420																
6	0855	CONC PAVER	0 100	0	0	1,174.00	SF	10.00	10.00	100	2003	2003	3	83	9,744																
7	0940	SHEDS/PORT	0 100	12	12	144.00	SF	30.00	30.00	100	2003	2003	3	21	907																
8	0851	PATIO STON	0 100	0	0	1,600.00	SF	0.75	0.75	100	2003	2003	3	83	996																
LAND DESCRIPTION										TOTAL OB/XF										39,532											
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							
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000														
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