

LOT 13
IN OR 1921/442
NORTH DEERWOOD EST PB 6/173

FOWLER RICHARD J & CAROL A
45456 AMERICAN DREAM DR
CALLAHAN, FL 32011

2024

22-2N-25-1460-0013-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8018.00	

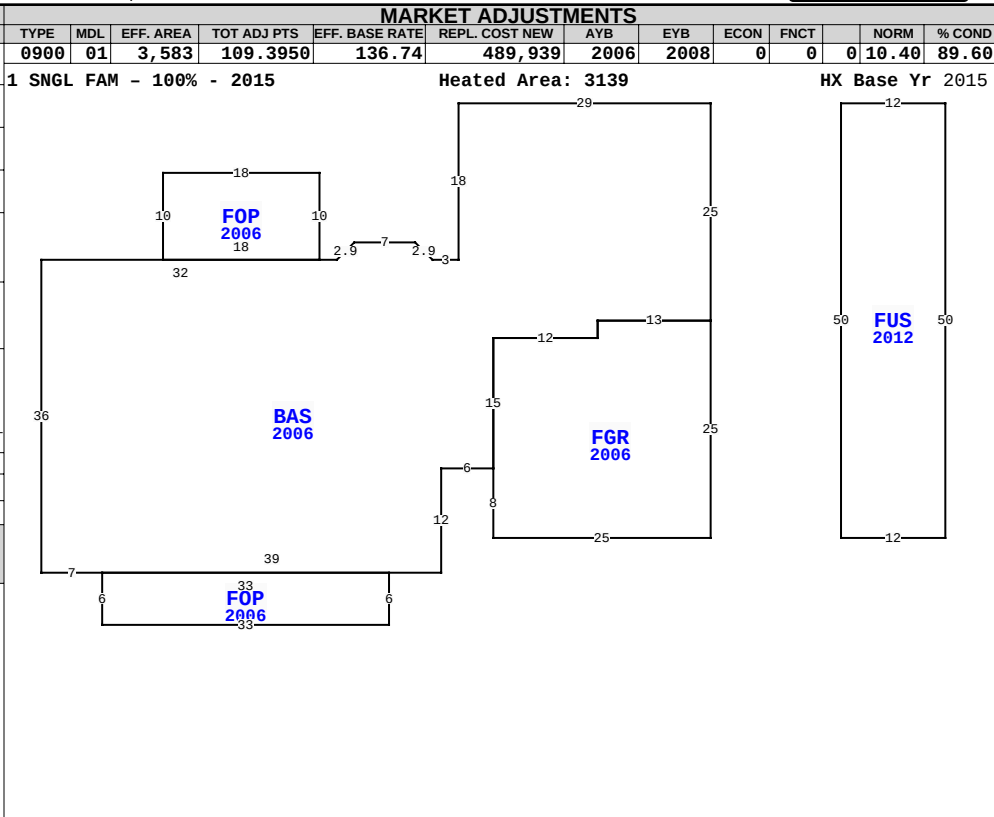
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,539	100	2,539	311,076
FGR	601	55	331	40,554
FOP	180	30	54	6,616
FOP	198	30	59	7,229
FUS	600	100	600	73,511

TOTALS	4,118		3,583	438,985
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	100	0	0		2,717.00	4.00
2	0811	CONCRETE B	0	100	0	0		26.00	SF 5.20
3	0510	GARAGE WD-	0	100	26	30		780.00	SF 35.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/31/2022 BY KBA



45456 AMERICAN DREAM DR, CALLAHAN	BLD DATE 03/28/2007	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	100	0	0		2,717.00	4.00
2	0811	CONCRETE B	0	100	0	0		26.00	SF 5.20
3	0510	GARAGE WD-	0	100	26	30		780.00	SF 35.00

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	100	0	0		2,717.00	4.00
2	0811	CONCRETE B	0	100	0	0		26.00	SF 5.20
3	0510	GARAGE WD-	0	100	26	30		780.00	SF 35.00

REVIEW DATE 01/31/2022 BY KBA

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
TOTAL MARKET OB/XF VALUE									
TOTAL LAND VALUE - MARKET									
TOTAL MARKET VALUE									
SOH/AGL Deduction									
ASSESSED VALUE									
TOTAL EXEMPTION VALUE									
BASE TAXABLE VALUE									
TOTAL JUST VALUE									
NCON VALUE									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011373	REPAIR/RRF	14,012	08/27/2021
21010279	REPAIR/RRF	17,700	08/05/2021
B1429288	REPAIR/RRF	3,070	09/01/2014
C17694	CO ISSUED	228,624	05/01/2006
B17694	NEW CONSTR	228,624	05/01/2006
E17262	TEMP POLE	2,800	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1921/0442	5/30/2014	WD	Q	I	01	290,000	
GRANTOR: MOTTER JOHN S & BETTY							
GRANTEE: FOWLER RICHARD J &							
1399/1169	3/28/2006	WD	Q	V		95,000	
GRANTOR: COLEMAN RONNIE & KIMB							
GRANTEE: MOTTER JOHN S & BET							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2006] W29 S18 W3 U2 L2 W7 D2 L2 W2 FOP=[YR=2006] N10 W18 S10 E18\$ W32 S36 E7 FOP=[YR=2006] S6 E33 N6 W33\$ E39 N12 E6 FGR=[YR=2006] S8 E25 N25 W13 S2 W12 S15\$ N15 E12 N2 E13 N25\$ PTR= E15 FUS=[YR=2012] E12 S50 W12 N50\$ W15\$.									

REVIEW DATE 01/31/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS