

LOT 15
IN OR 1648/628
NORTH DEERWOOD EST PB 6/173

LEWIS LLOYD D & MELISSA
45457 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2024

22-2N-25-1460-0015-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	30 VINYL 60
Exterior Wall	16 WD FR STUC 40
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	14 CARPET 60
Interior Floor	19 MARBLE 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	4 100
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
NEIGHBORHOOD/LOC	8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,035	100	2,035	266,395
FGR	886	55	487	63,751
FOP	103	30	31	4,059
FOP	215	30	64	8,378
FUS	1,043	100	1,043	136,536
FUS	411	100	411	53,802
FUS	557	100	557	72,915
PTO	312	5	16	2,094
UST	72	45	32	4,189
TOTALS	5,634		4,676	612,120

EXTRA FEATURES	
L N	OB/XF CODE
1	0500
2	0812

LAND DESCRIPTION	
L N	USE CODE
1	000100

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	4,676	116.1688	145.21	679,002	2003	2003	0	0	0	9.85
1 SNGL FAM - 0% - 0											
Heated Area: 4046											
HX Base Yr											
45457 AMERICAN DREAM DR, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
TOTAL OB/XF		19,336	
L N	OB/XF CODE	DESCRIPTION	NOTES
1	0500	FP-PRE FAB	
2	0812	CONCRETE C	

LAND DESCRIPTION	
L N	USE CODE
1	000100

NASSAU COUNTY PROPERTY	
VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	612,120
TOTAL MARKET OB/XF VALUE	19,336
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	691,456
SOH/AGL Deduction	118,596
ASSESSED VALUE	572,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	572,860
TOTAL JUST VALUE	691,456
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	611,141

BLDG:1:2: FLOORING IS HARDWOOD/CARPET/MARBLE			
ADJUST FOR SHAPE			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10233	NEW CONSTR	245,710	09/01/2002
R4427	REPAIR/RRF	6,000	09/01/2002
P6013	NEW CONSTR	0	09/01/2002
E10160	NEW CONSTR	5,500	09/01/2002
M6333	H/AC	0	09/01/2002

SALES DATA	
OFF RECORD Number	DATE
1648/0628	9/25/2009
GRANTOR: FLOYD SHAWN C	
GRANTEE: LEWIS LLOYD D & MEL	
1527/1083	9/27/2007
GRANTOR: FLOYD MICHAEL C & SHA	
GRANTEE: FLOYD SHAWN C	

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2003] W2 N2 W9 PTO=[YR=2012] N12 W26 S12	
FOP=[YR=2003] S1 E1 S1 E2 S8 E18 N1 E2 N1 E1N6 E2 N2 W26 \$	
E26\$S2 W2 S6 W1 S1 W2 S1 W18 N8 W2 N1 W1 N1 W8 N3 W20 S19	
FGR=[YR=2003] W8 S36 E25 N29 W2 N7 W15 \$ E15 S7 E2 S14 E13	
FOP=[YR=2003] S8 E11 N5 W2 N6 W7 S3 W2 \$ E2 N3 E7 S6 E11 S5	
E15 N43 \$ PTR= E15 FUS=[YR=2007] E5N8 E3 FUS=[YR=2003] N20	
E28 S2 E2 S1 UST=[YR=2003] E12 S2 FUS=[YR=2007] E17 S10 E6	
S8 W6 S11 W20 N5 E2N1 E1 N23 \$ S4 W12 N6 \$ S6 E12S15 W18 S13	
W15 N13 E3 N4 W12 \$ E12 S4 W3 S13 E3 S10 W15 N10W5 N9 \$ W15 \$	