

LOT 16  
IN OR 2069/353  
NORTH DEERWOOD EST PB 6/173

BRADDOCK KATHRYN & RONALD JR  
45447 AMERICAN DREAM DR  
CALLAHAN, FL 32011

2024

22-2N-25-1460-0016-0000



| BUILDING CHARACTERISTICS |                   |
|--------------------------|-------------------|
| ELEMENT                  | CD                |
| Exterior Wall            | 16 WD FR STUC 90  |
| Exterior Wall            | 20 FACE BRICK 10  |
| Roof Structure           | 03 GABLE/HIP 100  |
| Roof Cover               | 03 COMP SHNGL 90  |
| Roof Cover               | 12 MODULAR MT 10  |
| Interior Wall            | 05 DRYWALL 100    |
| Interior Floor           | 12 HARDWOOD 80    |
| Interior Floor           | 14 CARPET 20      |
| Air Condition            | 03 CENTRAL 100    |
| Heating Type             | 04 AIR DUCTED 100 |
| Bedrooms                 | 3 100             |
| Bathrooms                | 2.5 100           |
| Frame                    | 02 WOOD FRAME 100 |
| Stories                  | 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       | 2,890            | 100         | 2,890        | 383,407              |
| FGR       | 736              | 55          | 405          | 53,730               |
| FOP       | 256              | 30          | 77           | 10,215               |
| FOP       | 452              | 30          | 136          | 18,043               |
| FUS       | 0                | 100         | 0            | 0                    |
| FUS       | 344              | 100         | 344          | 45,637               |
| STP       | 20               | 10          | 2            | 266                  |
| STR       | 56               | 10          | 6            | 796                  |

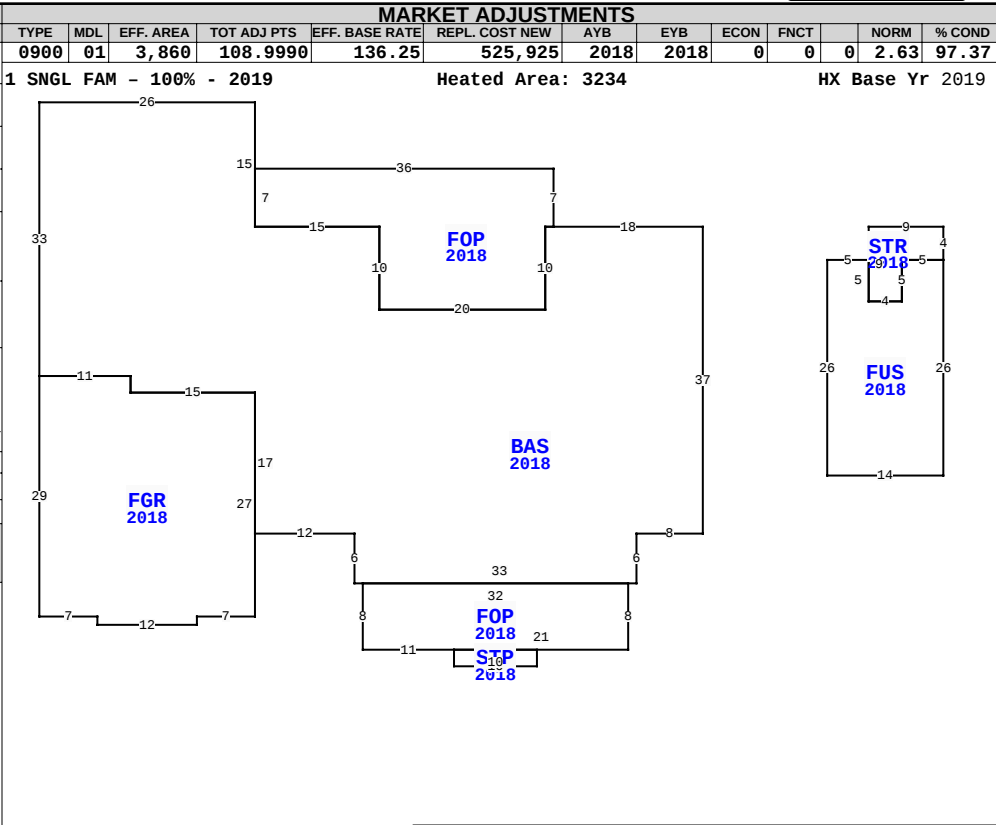
TOTALS 4,754 3,860 512,093

EXTRA FEATURES

| 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  | 2,469.00 | SF | 4.00     | 4.00           | 100       | 2018    | 2018        | 3 | 97     | 9,580           |       |
| 2   | 0861       | POOL GUNIT  | 0   | 100 | 32 | 16 | 548.00   | SF | 85.00    | 85.00          | 100       | 2022    | 2022        | 3 | 98     | 45,648          |       |
| 3   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 1,390.00 | SF | 10.00    | 10.00          | 100       | 2022    | 2022        | 3 | 100    | 13,900          |       |
| 4   | 0476       | VF 6 SBPL   | 0   | 100 | 0  | 0  | 144.00   | LF | 32.00    | 32.00          | 100       | 2022    | 2022        | 3 | 99     | 4,562           |       |
| 5   | 0462       | ST/AL FNC   | 0   | 100 | 0  | 0  | 440.00   | SF | 10.00    | 10.00          | 100       | 2022    | 2022        | 3 | 98     | 4,312           |       |
| 6   | 0877       | JACUZZI     | 0   | 100 | 0  | 0  | 1.00     | UT | 1,000.00 | 1,000.00       | 100       | 2022    | 2022        | 3 | 97     | 970             |       |
| 7   | 0871       | POOL HTR R  | 0   | 100 | 0  | 0  | 1.00     | UT | 2,000.00 | 2,000.00       | 100       | 2022    | 2022        | 3 | 97     | 1,940           |       |

LAND DESCRIPTION

| N | CODE   | CLS | DESCRIPTION | CAP | D |
|---|--------|-----|-------------|-----|---|
| 1 | 000100 | C   | SFR         | 100 |   |
|   |        |     |             |     |   |
|   |        |     |             |     |   |
|   |        |     |             |     |   |
|   |        |     |             |     |   |



45447 AMERICAN DREAM DR, CALLAHAN

| BLD DATE | XF DATE | INC DATE | LGL DATE | LAND DATE | AG DATE |
|----------|---------|----------|----------|-----------|---------|
|          |         |          |          |           |         |

TOTAL OB/XF 80,912

|  | ZONE | FRONT | DEPTH | LND UTS | TYPE | T | FACT | COND | ADJ  | PRICE     | ADJ. PRICE | VAL |
|--|------|-------|-------|---------|------|---|------|------|------|-----------|------------|-----|
|  | OR   | 0.00  | 0.00  | 1.00    | LT   |   | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00  |     |
|  |      |       |       |         |      |   |      |      |      |           |            |     |
|  |      |       |       |         |      |   |      |      |      |           |            |     |
|  |      |       |       |         |      |   |      |      |      |           |            |     |
|  |      |       |       |         |      |   |      |      |      |           |            |     |
|  |      |       |       |         |      |   |      |      |      |           |            |     |

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

| VALUATION BY              |           | STANDARD |
|---------------------------|-----------|----------|
| Tax Group: 6              | Tax Dist: |          |
| BUILDING MARKET VALUE     |           | 512,093  |
| TOTAL MARKET OB/XF VALUE  |           | 80,912   |
| TOTAL LAND VALUE - MARKET |           | 60,000   |
| TOTAL MARKET VALUE        |           | 653,005  |
| SOH/AGL Deduction         |           | 199,597  |
| ASSESSED VALUE            |           | 453,408  |
| TOTAL EXEMPTION VALUE     | HX HB     | 50,000   |
| BASE TAXABLE VALUE        |           | 403,408  |
| TOTAL JUST VALUE          |           | 653,005  |
| NCON VALUE                |           | 0        |
| INCOME VALUE              |           |          |
| PREVIOUS YEAR MKT VALUE   |           | 586,834  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 21000884   | SWIM POOL   | 71,540  | 01/26/2021 |
| 18011328   | CO ISSUED   | 0       | 11/13/2018 |
| C8000719   | NEW CONSTR  | 416,802 | 03/01/2018 |

| SALES DATA                  |           |           |     |     |        |
|-----------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number           | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2069/0353                   | 8/26/2016 | SW        | Q   | V   | 01     |
| GRANTOR: SYNOVUS BANK       |           |           |     |     |        |
| GRANTEE: BRADDOCK KATHRYN & |           |           |     |     |        |
| 2047/1158                   | 5/23/2016 | CT        | U   | I   | 18     |
| GRANTOR: CLERK OF COURT     |           |           |     |     |        |
| GRANTEE: SYNOVUS BANK       |           |           |     |     |        |

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N7 W36 S7 E15 S10 E20 N10 E1\$ W1 S10 W20 N10 W15 N15 W26 S33 FGR=[YR=2018] S29 E7 S1 E12 N1 E7 N27 W15 N2 W11\$ E11 S2 E15 S17 E12 S6 E1 FOP=[YR=2018] S8 E11 STP=[YR=2018] S2 E10 N2 W10\$ E21 N8 W32\$E33 N6 E8 N37\$ PTR=E20 FUS=[YR=2018] STR=[YR=2018] E9 S4 FUS=[YR=2018] S26 W14 N26 E5 S5 E4 N5 E5\$ W5 S5 W4 N9 \$.