

LOT 18
IN OR 2458/148
NORTH DEERWOOD EST PB 6/173

RHATIGAN CHARLES III & JENNIFER L
45401 AMERICAN DREAM DR
CALLAHAN, FL 32011

2024

22-2N-25-1460-0018-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structur	08	IRREGULAR 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	11	CLAY TILE 50		
Interior Floo	14	CARPET 50		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		4 100		
Bathrooms		3 100		
Frame	02	WOOD FRAME 100		
Stories		1. 1. 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	2,786	100	2,786	382,859
FGR	961	55	529	72,697
FOP	62	30	19	2,611
FOP	311	30	93	12,780
PTO	168	5	8	1,099
STP	6	10	1	137
TOTALS	4,294		3,436	472,183

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,436	117.8980	147.37	506,363	2014	2014	0	0	6.75	93.25

1 SNGL FAM - 100% - 2022

Heated Area: 2786

HX Base Yr 2022

Diagram labels and dimensions:

- PTC 2014: 21, 8, 21, 8
- SFP 2014: 22, 3, 2, 9, 6, 36, 5, 4.2, 31, 9
- FOP 2014: 32, 3, 6, 3, 14, 3, 4, 11, 9, 13
- BAS 2014: 44, 43
- FGR 2014: 37, 41, 12, 13, 20, 5

BLD DATE		LGL DATE	
YE DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					472,183				
TOTAL MARKET OB/XF VALUE					82,584				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					614,767				
SOH/AGL Deduction					165,366				
ASSESSED VALUE					449,401				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					394,401				
TOTAL JUST VALUE					614,767				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					556,172				