LOT 23
NORTH DEERWOOD EST PB 6/173

STONEROOK ROBERT & JENNIFER
45283 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2024

22-2N-25-1460-0023-0000

BUILDING CHARACTERISTICS

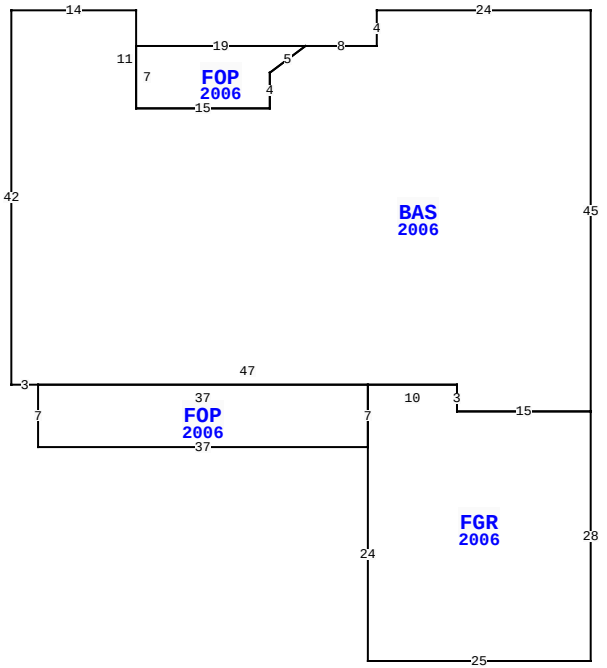
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,556	100	2,556	330,636
FGR	730	55	402	52,002
FOP	111	30	33	4,269
FOP	259	30	78	10,090
TOTALS	3,656		3,069	396,996

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,069	118.6064	148.26	455,010	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2021 Heated Area: 2556 HX Base Yr



45283 AMERICAN DREAM DR, CALLAHAN

BLD DATE		LGL DATE	
XF 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		396,996
TOTAL MARKET OB/XF VALUE		38,772
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		495,768
SOH/AGL Deduction		39,312
ASSESSED VALUE		456,456
TOTAL EXEMPTION VALUE	13	456,456
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		495,768
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		443,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21921	ELEC OTHER	700	07/01/2009
B22609	SWIM POOL	34,500	06/01/2009
M11351	MECH OTHER	0	04/01/2006
C17091	CO ISSUED	191,969	02/01/2006
E16732	ELEC OTHER	4,500	02/01/2006
P10735	OTHER	0	02/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2375/0166	7/01/2020	WD	Q	I	02	380,000
GRANTOR: EVANS DARYL S & SHERR						
GRANTEE: STONEROOK ROBERT &						
1301/1497	3/14/2005	WD	Q	V		40,900
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: EVANS DARYL S & SHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W24 S4 W8 FOP=[YR=2006] W19 S7 E15 N4 R4 U3 $ D3 L4 S4 W15 N11 W14 S42 E3 FOP=[YR=2006] S7 E37 FGR=[YR=2006] S24 E25 N28 W15 N3 W10 S7$ N7 W37$ E47 S3 E15 N45 $.

EXTRA FEATURES

LN	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	1,524.00	SF	4.00	4.00	100	2006	2006	3	87	5,304	
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2009	2009	3	56	22,848	
3	0855	CONC PAVER	0	100	0	0	1,180.00	SF	10.00	10.00	100	2009	2009	3	90	10,620	

LAND DESCRIPTION

TOTAL OB/XF 38,772

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS