



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 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	5	100
Bathrooms	3.5	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
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NEIGHBORHOOD/LOC	8018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	1,950	261,248
FGR	720	55	396	53,054
FOP	272	30	82	10,986
FOP	470	30	141	18,890
FSP	128	40	51	6,833
FUS	1,204	100	1,204	161,304

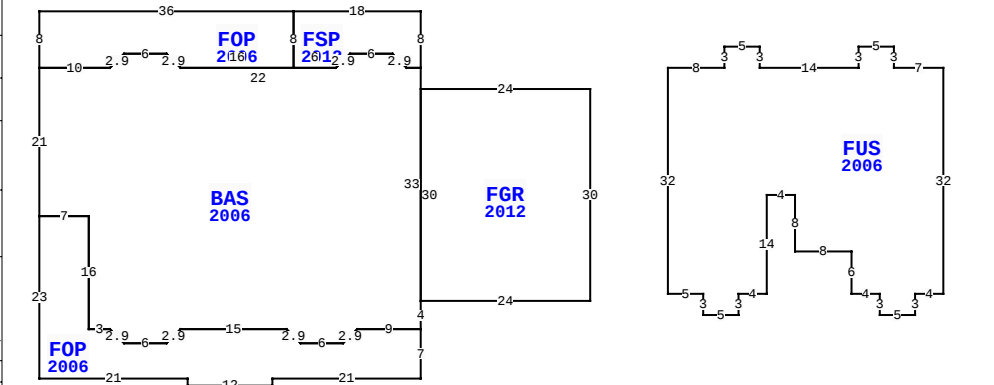
TOTALS	4,744		3,824	512,314
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,869.00	SF	4.00
2	0510	GARAGE WD-	0	100	30	15	450.00	SF	35.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0754	FOP	0	100	15	8	120.00	SF	15.00
5	0855	CONC PAVER	0	100	4	38	152.00	SF	7.00
6	0855	CONC PAVER	0	100	0	0	692.00	SF	7.00
7	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00
8	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50

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	01/06/2023	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,824	116.8200	146.02	558,380	2006	2006	0	0	8.25	91.75
1 SNGL FAM - 100% - 2020 Heated Area: 3154 HX Base Yr 2020											



45219 AMERICAN DREAM DR, CALLAHAN

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	3,869.00	SF	4.00	4.00	100	2006	2006	3	87	13,464	
2	0510	GARAGE WD-	0	100	30	15	450.00	SF	35.00	35.00	100	2006	2006	3	44	6,930	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	90	1,800	
4	0754	FOP	0	100	15	8	120.00	SF	15.00	15.00	100	2012	2012	3	55	990	
5	0855	CONC PAVER	0	100	4	38	152.00	SF	7.00	7.00	100	2012	2012	3	93	990	
6	0855	CONC PAVER	0	100	0	0	692.00	SF	7.00	7.00	100	2012	2012	3	93	4,505	
7	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00	85.00	100	2012	2012	3	68	25,143	
8	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50	17.50	100	2012	2012	3	55	10,588	

TOTAL OB/XF										64,410									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										6									
VALUATION BY										STANDARD									
Tax Group: 6										Tax Dist:									
BUILDING MARKET VALUE										512,314									
TOTAL MARKET OB/XF VALUE										64,410									
TOTAL LAND VALUE - MARKET										60,000									
TOTAL MARKET VALUE										636,724									
SOH/AGL Deduction										219,516									
ASSESSED VALUE										417,208									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										367,208									
TOTAL JUST VALUE										636,724									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										564,791									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226641	ADDITION	9,950	11/01/2012
E1225566	ELEC OTHER	0	11/01/2012
B1226554	SWIM POOL	32,000	10/01/2012
B26442	REMODEL	14,813	09/03/2012
E17354	TEMP POLE	5,000	05/01/2006
M11576	MECH OTHER	0	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2297/0651	8/13/2019	WD	Q	I	01	471,000	
GRANTOR: WILLIAMS CORAN L III							
GRANTEE: FERREIRA LOUIS & NA							
1716/1277	11/12/2010	WD	U	I	11	212,000	
GRANTOR: HANCOCK BANK							
GRANTEE: WILLIAMS CORAN L II							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2012] N8 W18 FOP=[YR=2006] W36 S8 E10 U2 R2 E6 D2 R2 E16 N8\$ S8 E6 U2 R2 E6 D2 R2 E2 BAS=[YR=2006] W2 U2 L2 W6 D2 L2 W22 U2 L2 W6 D2 L2 W10 S21 FOP=[YR=2006] S23 E21 S1 E12 N1 E21 N7 W9 D2 L2 W6 U2 L2 W15 D2 L2 W6 U2 L2 W3 N16 W7\$ E7 S16 E3 D2 R2 E6 U2 R2 E15 D2 R2 E6 U2 R2 E9 N4 FGR=[YR=2012] E24 N30 W24 S30\$ N33\$ PTR=E35 FUS=[YR=2006] E8 N3 E5 S3 E14 N3 E5 S3 E7 S32 W4 S3 W5 N3 W4 N6 W8 N8 W4 S14 W4 S3 W5 N3 W5 N32\$ W35\$.									