

LOT 27
IN OR 1740/1197
NORTH DEERWOOD EST PB 6/173

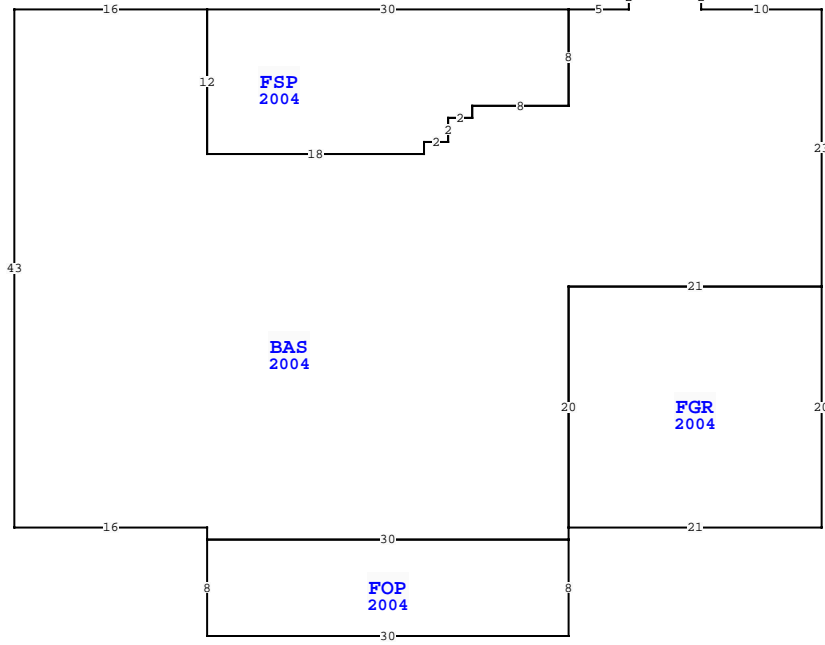
BASSETT TAMMIE D
45159 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2024

22-2N-25-1460-0027-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK 90	
Exterior Wall	31	HARDIE BRD 10	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		2 100	
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
BAS	2,183	100	2,183
FGR	420	55	231
FOP	240	30	72
FSP	320	40	128
TOTALS	3,163		2,614
			331,912

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,614	112.9920	141.24	369,201	2004	2009	0	0	10.10	89.90
1 SNGL FAM - 100% - 2012 Heated Area: 2183 HX Base Yr 2012											



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	361,899		
TOTAL MARKET OB/XF VALUE	50,389		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	472,288		
SOH/AGL Deduction	255,070		
ASSESSED VALUE	217,218		
TOTAL EXEMPTION VALUE	HX HB VX WX 60,000		
BASE TAXABLE VALUE	157,218		
TOTAL JUST VALUE	472,288		
NCON VALUE	5,580		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	412,395		
BLDG:1:1: KB 1/4/22 ADJ EYB DUE TO NEW ROOF			

SALES DATA				
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD	SALE PRICE
1740/1197	5/26/2011	WD U	I 38	165,000
GRANTOR: ANDERSON JOE M & BILL				
GRANTEE: BASSETT MILTON L &				
1373/0497	12/12/2005	WD Q	I	266,000
GRANTOR: CARTER BETTY C & ROBE				
GRANTEE: ANDERSON JOE MICHAEL				

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	3,042.00	SF	4.00	4.00	100	2004	2004	3	84	10,221	
3	0855	CONC PAVER	0	100	0	1,125.00	SF	7.00	7.00	100	2011	2011	3	92	7,245	
4	0861	POOL GUNIT	0	100	0	434.00	SF	85.00	85.00	100	2011	2011	3	64	23,610	
5	0462	ST/AL FNC	0	100	0	102.00	SF	10.00	10.00	100	2011	2011	3	64	653	
6	0680	POLE SHED	1	100	30	600.00	SF	10.00	10.00	100	2024	2020		93	5,580	
TOTALS															50,389	

LAND DESCRIPTION															TOTAL OB/XF									
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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

