LOT 1
IN OR 1807/1058
ESMT IN OR 764/1449

HENDRICKS KATHRYN D
45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2024

32-2N-25-7300-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

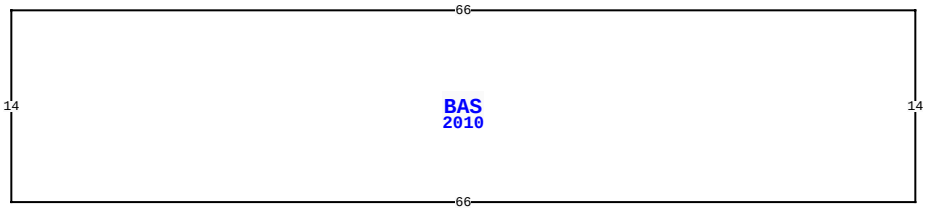
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	19,365
TOTALS	924		924	19,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	99.8000	69.86	64,551	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	70,525
TOTAL MARKET OB/XF VALUE	1,658
TOTAL LAND VALUE - MARKET	668,960
TOTAL MARKET VALUE	152,388
SOH/AGL Deduction	36,765
ASSESSED VALUE	115,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,623
TOTAL JUST VALUE	741,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982091	MH MOVE-ON	0	05/01/1998
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W66 S14 E66 N14$.

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	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	
2	0940	SHEDS/PORT	0	0	15	12	180.00	SF	19.50	19.50	100	1998	1998	3	20	702	
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
4	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2006	2006	3	87	226	
5	0751	UOP	0	0	12	9	108.00	SF	10.00	10.00	100	2003	2003	3	32	346	

LAND DESCRIPTION

TOTAL OB/XF 1,658

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	005000	C	RURAL HOME	0	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	9.63	AC		1.00	1.00	1.00	545.00	545.00	5,248							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	19.32	AC		1.00	1.00	1.00	14,000.00	14,000.00	270,480							
4	005601	A	TIMB2-3 SI	0		OR	0.00	0.00	6.21	AC		1.00	1.00	1.00	350.00	350.00	2,174							
5	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.48	AC		1.00	1.00	1.00	225.00	225.00	783							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	23.32	AC		1.00	1.00	1.00	14,000.00	14,000.00	326,480							

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 80,205 Market: 596,960 Agricultural: 8,205 Common: 72,000 PRINTED 08/06/2024 BY SYS

LOT 1
IN OR 1807/1058
ESMT IN OR 764/1449

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45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2024

32-2N-25-7300-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

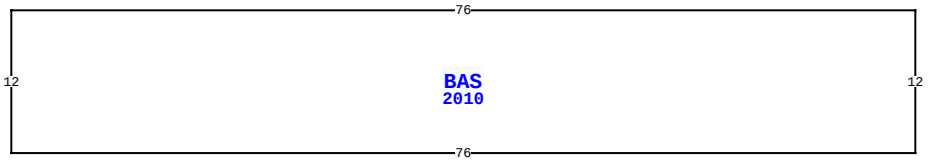
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	15,283
TOTALS	912		912	15,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	912	79.8000	55.86	50,944	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 912 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	70,525
TOTAL MARKET OB/XF VALUE	1,658
TOTAL LAND VALUE - MARKET	668,960
TOTAL MARKET VALUE	152,388
SOH/AGL Deduction	36,765
ASSESSED VALUE	115,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,623
TOTAL JUST VALUE	741,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S12 E76 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 80,205 Market: 596,960 Agricultural: 8,205 Common: 72,000 PRINTED 08/06/2024 BY SYS

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ESMT IN OR 764/1449

HENDRICKS KATHRYN D
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CALLAHAN, FL 32011

2024

32-2N-25-7300-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

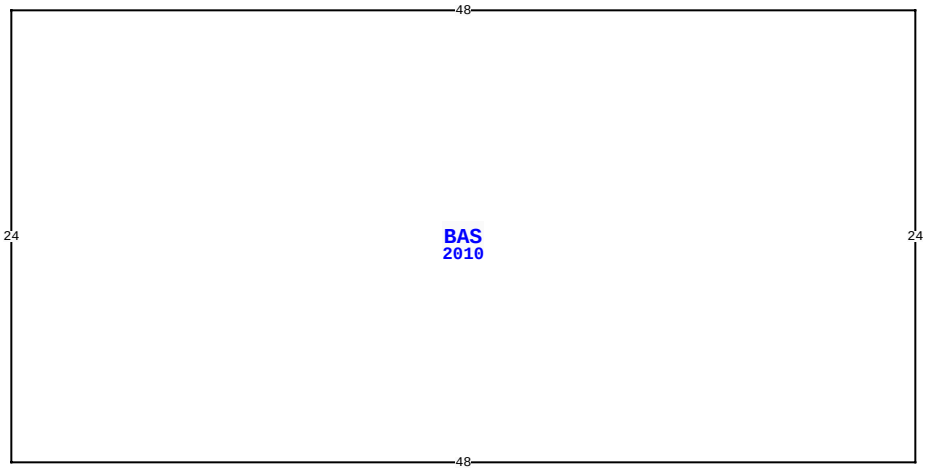
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	1,152	28,256
TOTALS	1,152		1,152	28,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	116.8000	81.76	94,188	1990	1990	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 4 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	70,525
TOTAL MARKET OB/XF VALUE	1,658
TOTAL LAND VALUE - MARKET	668,960
TOTAL MARKET VALUE	152,388
SOH/AGL Deduction	36,765
ASSESSED VALUE	115,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,623
TOTAL JUST VALUE	741,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W48 S24 E48 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 80,205 Market: 596,960 Agricultural: 8,205 Common: 72,000 PRINTED 08/06/2024 BY SYS

LOT 1
IN OR 1807/1058
ESMT IN OR 764/1449

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CALLAHAN, FL 32011

2024

32-2N-25-7300-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

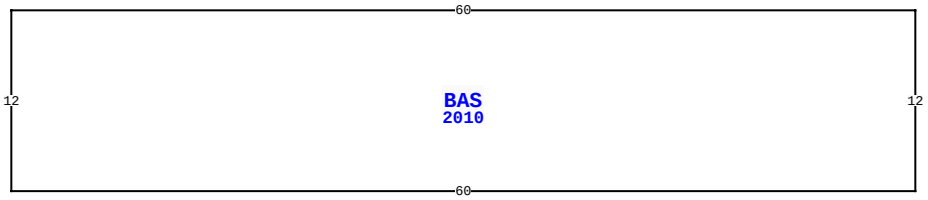
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	7,621
TOTALS	720		720	7,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	50.4000	35.28	25,402	1975	1975	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
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ASSESSED VALUE	115,623
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	115,623
TOTAL JUST VALUE	741,143
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	737,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S12 E60 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 80,205 Market: 596,960 Agricultural: 8,205 Common: 72,000 PRINTED 08/06/2024 BY SYS