

PT OF LOTS 4 & 5
IN OR 1881/206 & OR 1910/13
SHADY GROVE PBK 6/13

THRIFT TIMOTHY IRA
45063 AMERICAN DREAM DR
CALLAHAN, FL 32011

2024

47-2N-25-720S-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAL	50	15	8	945
BAS	2,913	100	2,913	344,134
FGR	850	55	468	55,288
FOP	456	30	137	16,185
FOP	649	30	195	23,037
FUS	782	100	782	92,384

TOTALS	5,700		4,503	531,972
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	
2	0812	CONCRETE C	0	100	0	0	5,340.00	SF 4.00	
3	0861	POOL GUNIT	0	100	0	0	510.00	SF 85.00	
4	0855	CONC PAVER	0	100	0	0	1,104.00	SF 10.00	
5	0476	VF 6 SBPL	0	100	0	0	120.00	LF 32.00	
6	0462	ST/AL FNC	0	100	0	0	312.00	SF 10.00	
7	0877	JACUZZI	0	100	0	0	1.00	UT 1,000.00	

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		OR	0.00	0.00	1.00

REVIEW DATE	11/21/2022	BY	KBA
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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	4,503	104.7222	130.90	589,443	2007	2007	0	0	9.75	90.25
1 SNGL FAM - 100% - 2017											
Heated Area: 3695											
HX Base Yr 2017											

45063 AMERICAN DREAM DR, CALLAHAN	BLD DATE	07/01/2008	KWJW	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF											
74,417											

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		531,972	
TOTAL MARKET OB/XF VALUE		74,417	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		666,389	
SOH/AGL Deduction		259,170	
ASSESSED VALUE		407,219	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		357,219	
TOTAL JUST VALUE		666,389	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		598,873	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632068	SWIM POOL	60,500	04/01/2016
C16170	CO ISSUED	0	09/01/2005
B16170	NEW CONSTR	270,351	09/01/2005
R8301	REPAIR/RRF	5,000	09/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1910/1131	3/19/2014	QC	U	I	11
GRANTOR: PICKETT AMBER KAE					
GRANTEE: THRIFT TIMOTHY IRA					
1881/0206	9/04/2013	SW	U	I	12
GRANTOR: HANCOCK BANK					
GRANTEE: THRIFT TIMOTHY IRA					

BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2007] W52 BAS=[YR=2007] W18 S26 FGR=[YR=2007] W25 S34 E25 N34\$ S25 E34 FOP=[YR=2007] S4 W6 S20 E20 N20 W7 N8 W7 S4\$ N4 E7 S4 E17 S2 E10 N2 E2 N41 W11 D4 L4 W3 U3 L3 W6 D3 L3 W22 N14\$ S14 E22 U3 R3 E6 D3 R3 E3 U4 R4 E11 N10\$ PTR=E20 FUS=[YR=2007] W7 S4 W3 N19 E4 BAL=[YR=2007] N5 E10 S5 W10\$ E14 S15 W3 S36 W15 N32 E10 N4\$ W20\$.									

OTHER ADJUSTMENTS AND NOTES									

Common: 60,000	PRINTED 08/06/2024 BY SYS
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