PT OF LOT 3
IN OR 2313/1241
SUB OF 49 PB 2/15

GORDON AMY D
45284 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2024

49-2N-25-4100-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

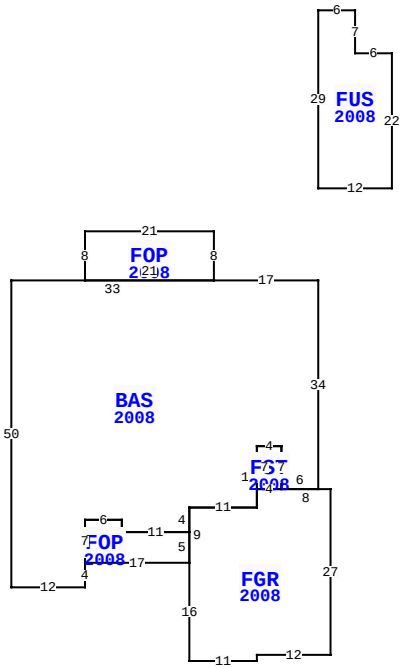
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2,004	239,037
FGR	599	55	329	39,243
FOP	97	30	29	3,459
FOP	168	30	50	5,964
FST	28	55	15	1,789
FUS	306	100	306	36,499
TOTALS	3,202		2,733	325,992

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,733	107.5200	134.40	367,315	2008	2008	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 0 Heated Area: 2310 HX Base Yr



45112 AIRSTREAM AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/02/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	325,992
TOTAL MARKET OB/XF VALUE	15,335
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	411,327
SOH/AGL Deduction	120,275
ASSESSED VALUE	291,052
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	291,052
TOTAL JUST VALUE	411,327
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,819

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4074	NEW CONSTR	0	10/01/2016
3107	N/C	0	09/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2313/1241	10/22/2019	QC	U	I	11	100
GRANTOR: LIVINGSTON DARRELL						
GRANTEE: GORDON AMY D						
1669/0681	3/26/2010	QC	U	I	11	100
GRANTOR: LIVINGSTON BONNIE SUE						
GRANTEE: LIVINGSTON DARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 FOP=[YR=2008] N8 W21 S8 E21$ W33 S50 E12 N4 FOP=[YR=2008] E17 FGR=[YR=2008] S16 E11 N1 E12 N27 W8 FST=[YR=2008] N7 W4 S7 E4$ W4 S3 W11 S9$ N5 W11 N2 W6 S7$ N7 E6 S2 E11 N4 E11 N10 E4 S7 E6 N34 $ PTR=N15 FUS=[YR=2008] N29 E6 S7 E6 S22 W12$ S15$.

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	0810	CONCRETE A	0	0	0	0	2,681.00	SF	6.50	6.50	100	2007	2007	3	88	15,335	

LAND DESCRIPTION

TOTAL OB/XF 15,335

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
1	000000	C	VAC RES	0		RL	100.00	127.00	100.00	FF		1.00	1.00	1.00	700.00	700.00	70,000							

REVIEW DATE 11/21/2022 BY KBA Total Acres: 0.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS