LOT 1
IN OR 1025/709
NORTH DEERWOOD EST PB 6/173

REESE KARETTA S
45048 AMERICAN DREAM DR
CALLAHAN, FL 32011

2025

22-2N-25-1460-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

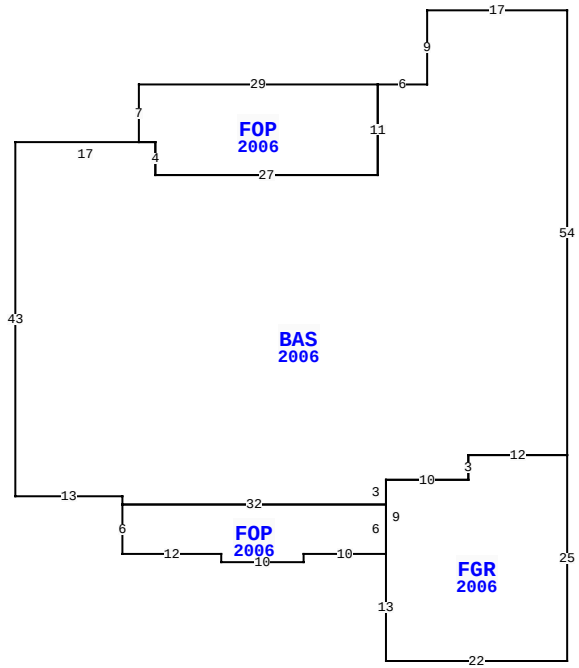
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,039	100	2006	3,039	414,010
FGR	520	55	2006	286	38,963
FOP	202	30	2006	61	8,310
FOP	311	30	2006	93	12,669
TOTALS	4,072			3,479	473,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,479	114.3560	150.95	525,155	2006	2011	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2008 Heated Area: 3039 HX Base Yr 2008



45048 AMERICAN DREAM DR, CALLAHAN

BLD DATE	03/28/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		473,952
TOTAL MARKET OB/XF VALUE		17,345
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		551,297
SOH/AGL Deduction		307,284
ASSESSED VALUE		244,013
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,291
TOTAL JUST VALUE		551,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008248	REPAIR/RRF	18,300	06/23/2021
M11059	H/AC	0	02/01/2006
E16333	ELEC OTHER	0	12/01/2005
P10448	OTHER	0	12/01/2005
C16420	CO ISSUED	214,020	10/01/2005
B16420	NEW CONSTR	214,020	10/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1025/0709	12/18/2001	WD	Q	V		32,900

GRANTOR: ADR INVESTMENTS LTD
GRANTEE: REESE KARETTA S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 S9 W6 FOP=[YR=2006] W29 S7 E2 S4 E27 N11$ S11 W27 N4 W17 S43 E13 S1 FOP=[YR=2006] S6 E12 S1 E10 N1 E10 FGR=[YR=2006] S13 E22 N25 W12 S3 W10 S9$ N6 W32$ E32 N3 E10 N3 E12 N54$.

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	0812	CONCRETE C	0	100	0	0	2,438.00	SF	4.00	4.00	100	2006	2006	3	86	8,387	
2	1127	BRICK 8"	0	100	14	0	42.00	SF	11.00	11.00	100	2006	2006	3	96	444	
3	1127	BRICK 8"	0	100	15	0	60.00	SF	11.00	11.00	100	2006	2006	3	96	634	
4	0476	VF 6 SBPL	0	100	0	0	342.00	LF	32.00	32.00	100	2008	2008	3	72	7,880	

LAND DESCRIPTION

TOTAL OB/XF 17,345

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	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 02/01/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS