LOT 2
NORTH DEERWOOD EST PB 6/173

SCARPINATI LISA/DAVIS BRIAN
45084 AMERICAN DREAM DR
CALLAHAN, FL 32011

2025

22-2N-25-1460-0002-0000

BUILDING CHARACTERISTICS

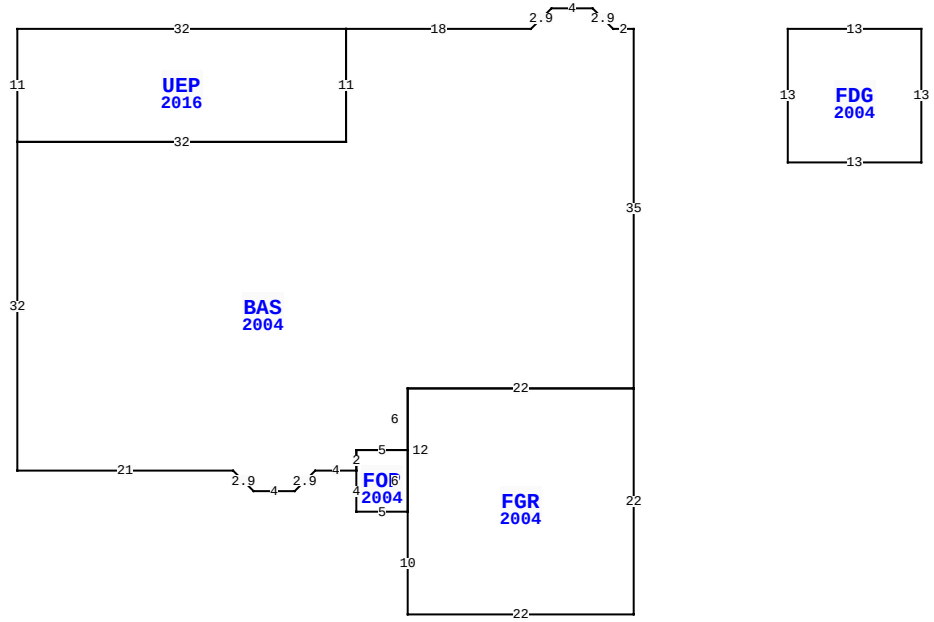
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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	2,066	100	2004	2,066	264,855
FDG	169	60	2004	101	12,948
FGR	484	55	2004	266	34,100
FOP	30	30	2004	9	1,153
UEP	352	60	2016	211	27,050
TOTALS	3,101			2,653	340,106

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,653	114.2592	150.82	400,125	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2022 Heated Area: 2066 HX Base Yr 2022



45084 AMERICAN DREAM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		340,106
TOTAL MARKET OB/XF VALUE		47,478
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		447,584
SOH/AGL Deduction		204,639
ASSESSED VALUE		242,945
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,223
TOTAL JUST VALUE		447,584
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		433,162

MISC BRICK WALK NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10390	REPAIR/RRF	1,500	05/01/2007
B19946	ADDITION	7,912	05/01/2007
B12136	NEW CONSTR	147,570	01/01/2004
R5723	REPAIR/RRF	1,900	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/1085	4/20/2021	WD	Q	I	01	329,900
GRANTOR: WHITCOMB CARROLL K JR						
GRANTEE: SCARPINATI LISA & B						
1198/1298	12/30/2003	WD	Q	V		38,000
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: WHITCOMB CARROLL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W2 U2 L2 W4 D2 L2 W18 UEP=[YR=2016] W32 S11 E32 N11$ S11 W32 S32 E21 D2 R2 E4 U2 R2 E4 FOP=[YR=2004] S4 E5 FGR=[YR=2004] S10 E22 N22 W22 S12$ N6 W5 S2$ N2 E5 N6 E22 N35$ PTR=E15 FDG=[YR=2004] E13 S13 W13 N13$ W15$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0858	SCULP CONC	0	100	0	0	2,182.00	SF	13.00	13.00	100	2004	2004	3	95	26,948	
3	1127	BRICK 8"	0	100	0	0	60.00	SF	11.00	11.00	100	2004	2004	3	95	627	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2005	2005	3	64	384	
5	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2005	2005	3	64	2,703	
6	0810	CONCRETE A	0	100	0	0	676.00	SF	6.50	6.50	100	2016	2016	3	95	4,174	
7	0462	ST/AL FNC	0	100	0	0	960.00	SF	10.00	10.00	100	2016	2016	3	78	7,488	
8	0855	CONC PAVER	0	100	0	0	222.00	SF	10.00	10.00	100	2016	2016	3	95	2,109	

LAND DESCRIPTION

TOTAL OB/XF 47,478

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS