LOT 3
NORTH DEERWOOD EST PB 6/173

WOLFF KEVIN & NIKKI LYNN
45126 AMERICAN DREAM DR
CALLAHAN, FL 32011

2025

22-2N-25-1460-0003-0000

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

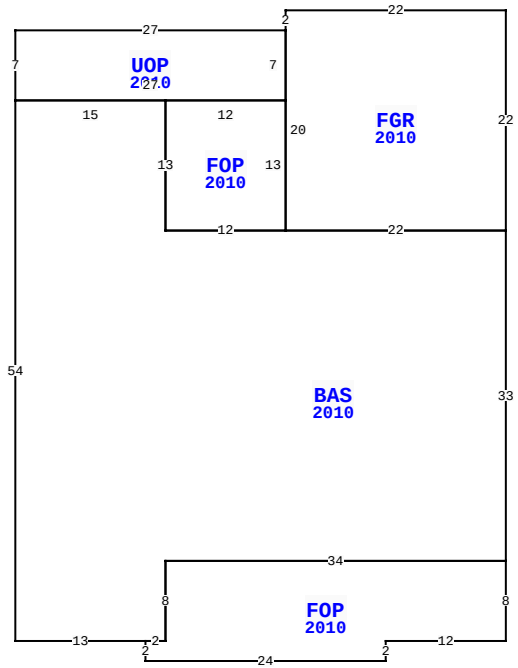
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	2010	1,932	292,628
FGR	484	55	2010	266	40,289
FOP	156	30	2010	47	7,119
FOP	320	30	2010	96	14,541
UOP	189	20	2010	38	5,756
TOTALS	3,081			2,379	360,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,379	122.7842	162.08	385,588	2010	2010	0	0	0	6.55	93.45

1 SNGL FAM – 100% - 2022 Heated Area: 1932 HX Base Yr 2022



45126 AMERICAN DREAM DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		434,380
TOTAL MARKET OB/XF VALUE		14,992
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		509,372
SOH/AGL Deduction		191,065
ASSESSED VALUE		318,307
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,585
TOTAL JUST VALUE		509,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21868	CO ISSUED	0	08/01/2010
M14800	MECH OTHER	0	09/01/2009
P13499	NEW CONSTR	0	10/01/2008
E21268	ELEC OTHER	3,000	09/01/2008
R11535	REPAIR/RRF	3,000	09/01/2008
B21868	NEW CONSTR	190,410	09/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1728	6/30/2025	QC	U	I	11	100
GRANTOR: WOLFF KEVIN & NIKKI L						
GRANTEE: WOLFF KEVIN & NIKKI						
2448/0467	3/31/2021	WD	Q	I	01	387,000
GRANTOR: ANDERSON EDWARD A & S						
GRANTEE: WOLFF KEVIN & NIKKI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2010] W22 S2 UOP=[YR=2010] W27 S7 BAS=[YR=2010] S54 E13 FOP=[YR=2010] S2 E24 N2 E12 N8 W34 S8 W2$ E2 N8 E34 N33 W22 FOP=[YR=2010] N13 W12 S13 E12$W12 N13 W15$E27 N7$ S20 E22 N22$.

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	3,864.00	SF	4.00	4.00	100	2018	2018	3	97	14,992	

LAND DESCRIPTION

TOTAL OB/XF 14,992

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		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 06/03/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

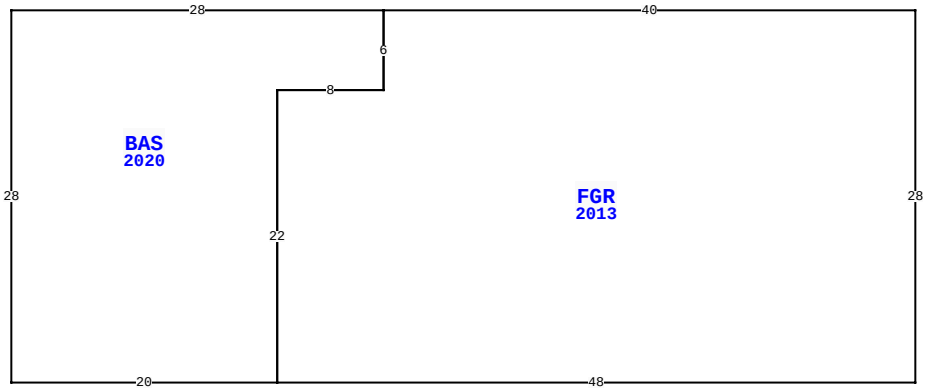
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	03	CONC FINSH 70
Interior Floo	14	CARPET 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
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	608	100	2020	608	34,081
FGR	1,296	55	2013	713	39,967
TOTALS	1,904			1,321	74,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	1,321	110.1672	58.39	77,133	2013	2015	0	0	0	4.00	96.00

2 ACCESORY U – 100% - 2022 Heated Area: 608 HX Base Yr 2022



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BASE TAXABLE VALUE		267,585
TOTAL JUST VALUE		509,372
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10769	REPAIR/RRF	2,500	10/01/2007
B20621	BARN	16,884	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2798/1728	6/30/2025	QC	U	I	11	100
GRANTOR: WOLFF KEVIN & NIKKI L						
GRANTEE: WOLFF KEVIN & NIKKI						
2448/0467	3/31/2021	WD	Q	I	01	387,000
GRANTOR: ANDERSON EDWARD A & S						
GRANTEE: WOLFF KEVIN & NIKKI						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2013] W40 BAS=[YR=2020] W28 S28 E20 N22 E8 N6$ S6 W8 S22 E48 N28$.

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

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