LOT 8 IN OR 1016/344
NORTH DEERWOOD EST PB 6/173

GORDON RATHEL D & AMY D
45284 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

22-2N-25-1460-0008-0000

BUILDING CHARACTERISTICS

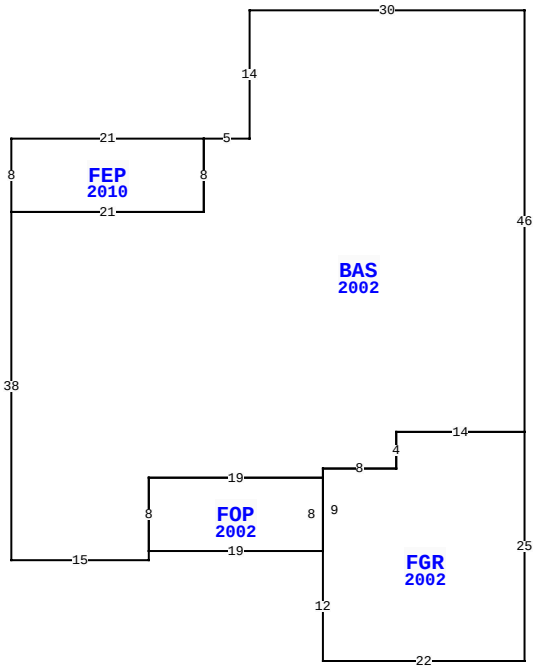
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,381	100	2002	2,381	304,562
FEP	168	80	2010	134	17,140
FGR	518	55	2002	285	36,455
FOP	152	30	2002	46	5,884
TOTALS	3,219			2,846	364,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,846	116.0544	153.19	435,979	2002	2002	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2003 Heated Area: 2381 HX Base Yr 2003



45284 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		364,042
TOTAL MARKET OB/XF VALUE		47,939
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		471,981
SOH/AGL Deduction		251,051
ASSESSED VALUE		220,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		170,208
TOTAL JUST VALUE		471,981
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,107

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429418	SWIM POOL	30,000	10/01/2014
M5854	H/AC	0	04/01/2002
B9244	NEW CONSTR	171,025	01/01/2002
E9027	NEW CONSTR	4,500	01/01/2002
P5336	NEW CONSTR	0	01/01/2002
R3845	REPAIR/RRF	1,800	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1016/0344	10/26/2001	WD	Q	V		37,900

GRANTOR: ADR INVESTMENTS LTD
GRANTEE: GORDON RATHEL D & A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W30 S14 W5 FEP=[YR=2010] W21 S8 E21 N8 $ S8 W21 S38 E15 N1 FOP=[YR=2002] E19 FGR=[YR=2002] S12 E22 N25 W14 S4 W8 S9 $ N8 W19 S8 $ N8 E19 N1 E8 N4 E14 N46 $.

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	2002	2002	3	85	2,975	
2	0812	CONCRETE C	0	100	0	0	3,249.00	SF	4.00	4.00	100	2002	2002	3	80	10,397	
3	1127	BRICK 8"	0	100	13	2	26.00	SF	11.00	11.00	100	2002	2002	3	94	269	
4	0861	POOL GUNIT	0	100	0	0	403.00	SF	85.00	85.00	100	2015	2015	3	75	25,691	
5	0855	CONC PAVER	0	100	0	0	906.00	SF	10.00	10.00	100	2015	2015	3	95	8,607	

LAND DESCRIPTION

TOTAL OB/XF 47,939

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 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