

LOT 9
IN OR 1058/934
NORTH DEERWOOD EST PB 6/173

LEE CHARLES D JR & KELLIE A
45312 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

22-2N-25-1460-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

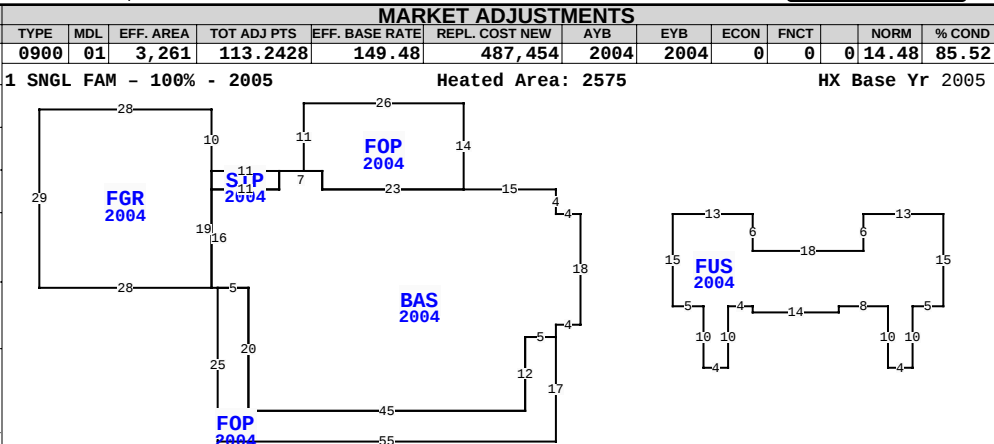
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,929	100	2004	1,929	246,594
FGR	812	55	2004	447	57,143
FOP	355	30	2004	106	13,551
FOP	435	30	2004	130	16,618
FUS	646	100	2004	646	82,582
STP	33	10	2004	3	383

TOTALS	4,210			3,261	416,871
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	3,072.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	420.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	934.00	SF	10.00
5	0462	ST/AL FNC	0	100	0	0	504.00	SF	10.00
6	0810	CONCRETE A	0	100	20	21	420.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/07/2021 BY KB



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

TOTAL OB/XF									
48,862									

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48,862									

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 2			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	447,801		
TOTAL MARKET OB/XF VALUE	48,862		
TOTAL LAND VALUE - MARKET	60,000		
TOTAL MARKET VALUE	556,663		
SOH/AGL Deduction	273,935		
ASSESSED VALUE	282,728		
TOTAL EXEMPTION VALUE	HX HB 50,722		
BASE TAXABLE VALUE	232,006		
TOTAL JUST VALUE	556,663		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	538,462		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2001606	GARAGE	50,715	02/21/2020
P7386	NEW CONSTR	0	12/01/2003
B11774	NEW CONSTR	195,248	10/02/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1058/0934	5/29/2002	WD	Q	V	
GRANTOR: ADR INVESTMENTS LTD					SALE PRICE
GRANTEE: LEE CHARLES D JR &					40,900

BUILDING NOTES					

BUILDING DIMENSIONS

BAS=[YR=2004] W4 N4 W15 FOP=[YR=2004] N14 W26 S11 E3 S3 E23 \$ W23 N3 W7 STP=[YR=2004] W11 FGR=[YR=2004] N10 W28 S29 E28 N19 \$ S3 E11 N3 \$ S3 W11 S16 E1 FOP=[YR=2004] S25 E55 N17 W5 S12 W45 N20 W5 \$ E5 S20 E45 N12 E5 N2 E4 N18 \$ PTR= E15 FUS=[YR=2004] E13 S6 E18 N6 E13 S15 W5 S10 W4 N10 W8 S1 W14 N1 W4 S10 W4 N10 W5 N15 \$ W15 \$.

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