

COBB HARVEY E JR & CHERYL
45438 AMERICAN DREAM DR
CALLAHAN, FL 32011

22-2N-25-1460-0012-0000

[illegible]

LOT 12
IN OR 2026/4
NORTH DEERWOOD EST PB 6/173

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2025

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Bedrooms		0 100			
Bathrooms		0 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	875	100	2018	875	24,190
TOTALS	875			875	24,190

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	875	79.4880	29.41	25,734	2018	2018	0	0	0	6.00	94.00	
2 GARAGE RES - 100% - 2020 Heated Area: 875 HX Base Yr 2020													
25 35 25 35 BAS 2018													
45438 AMERICAN DREAM DR, CALLAHAN													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE					464,771							
TOTAL MARKET OB/XF VALUE					6,070							
TOTAL LAND VALUE - MARKET					60,000							
TOTAL MARKET VALUE					530,841							
SOH/AGL Deduction					163,308							
ASSESSED VALUE					367,533							
TOTAL EXEMPTION VALUE					HX HB		50,722					
BASE TAXABLE VALUE					316,811							
TOTAL JUST VALUE					530,841							
NCON VALUE					0							
INCOME VALUE												
PREVIOUS YEAR MKT VALUE					508,623							