LOT 13
IN OR 1921/442
NORTH DEERWOOD EST PB 6/173

FOWLER RICHARD J & CAROL A
45456 AMERICAN DREAM DR
CALLAHAN, FL 32011

2025

22-2N-25-1460-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

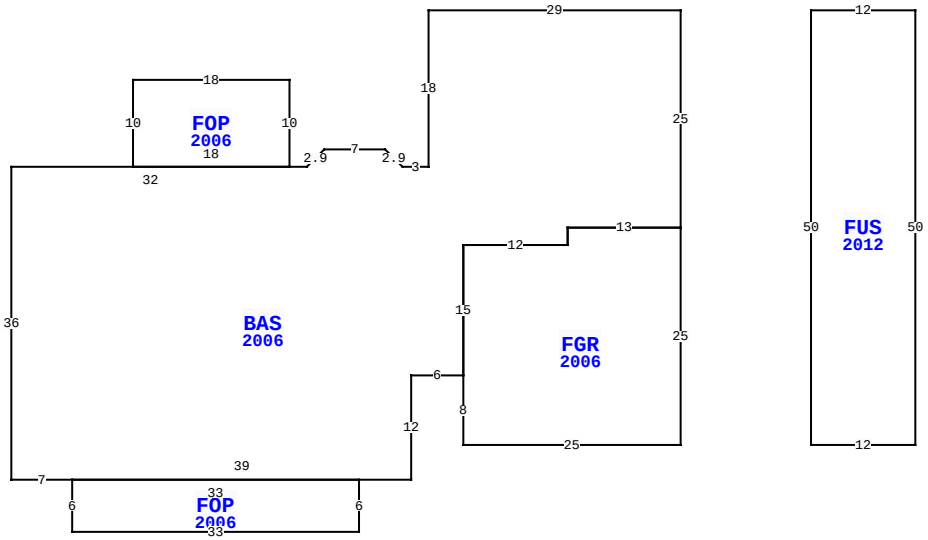
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	31	HARDIE BRD 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,539	100	2006	2,539	325,936
FGR	601	55	2006	331	42,491
FOP	180	30	2006	54	6,932
FOP	198	30	2006	59	7,574
FUS	600	100	2012	600	77,023
TOTALS	4,118			3,583	459,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,583	109.3950	144.40	517,385	2006	2008	0	0	0	11.10	88.90

1 SNGL FAM – 100% - 2015 Heated Area: 3139 HX Base Yr 2015



45456 AMERICAN DREAM DR, CALLAHAN

BLD DATE	03/28/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		480,878
TOTAL MARKET OB/XF VALUE		9,462
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		550,340
SOH/AGL Deduction		269,529
ASSESSED VALUE		280,811
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		225,089
TOTAL JUST VALUE		550,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011373	REPAIR/RRF	14,012	08/27/2021
21010279	REPAIR/RRF	17,700	08/05/2021
B1429288	REPAIR/RRF	3,070	09/01/2014
C17694	CO ISSUED	228,624	05/01/2006
B17694	NEW CONSTR	228,624	05/01/2006
E17262	TEMP POLE	2,800	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1921/0442	5/30/2014	WD	Q	I	01	290,000
GRANTOR: MOTTER JOHN S & BETTY						
GRANTEE: FOWLER RICHARD J &						
1399/1169	3/28/2006	WD	Q	V		95,000
GRANTOR: COLEMAN RONNIE & KIMB						
GRANTEE: MOTTER JOHN S & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W29 S18 W3 U2 L2 W7 D2 L2 W2 FOP=[YR=2006] N10 W18 S10 E18$ W32 S36 E7 FOP=[YR=2006] S6 E33 N6 W33$ E39 N12 E6 FGR=[YR=2006] S8 E25 N25 W13 S2 W12 S15$ N15 E12 N2 E13 N25$ PTR= E15 FUS=[YR=2012] E12 S50 W12 N50$ 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	0812	CONCRETE C	0	100	0	0	2,717.00	SF	4.00	4.00	100	2006	2006	3	86	9,346	
2	0811	CONCRETE B	0	100	0	0	26.00	SF	5.20	5.20	100	2006	2006	3	86	116	

LAND DESCRIPTION

TOTAL OB/XF 9,462

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 01/31/2022 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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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

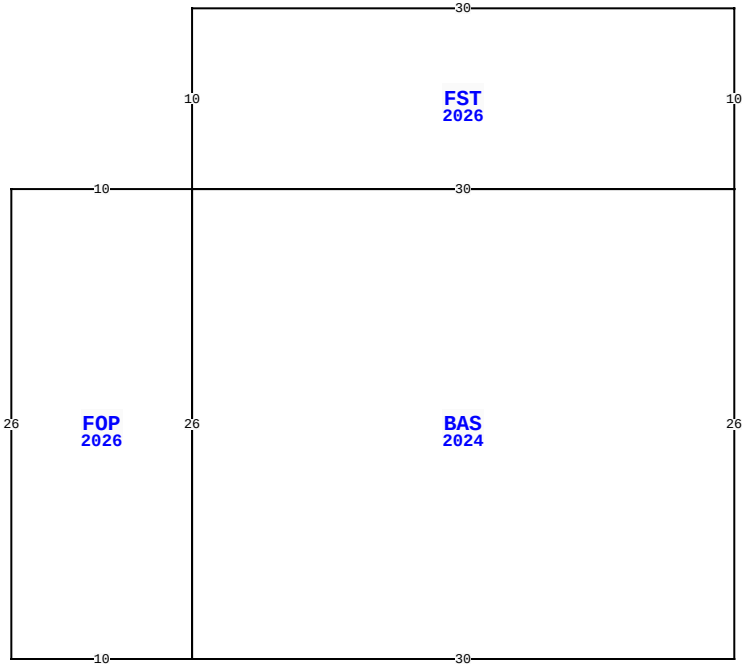
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	2024	780	15,952
FOP	260	30	2026	78	1,595
FST	300	55	2026	165	3,375
TOTALS	1,340			1,023	20,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,023	62.1000	22.98	23,509	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 2025 Heated Area: 780 HX Base Yr 2015



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TOTAL JUST VALUE		550,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M11464	MECH OTHER	0	05/01/2006
P11060	OTHER	0	05/01/2006
R09258	REPAIR/RRF	14,000	05/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MOTTER JOHN S & BETTY						
GRANTEE: FOWLER RICHARD J &						
1399/1169	3/28/2006	WD	Q	V		95,000
GRANTOR: COLEMAN RONNIE & KIMB						
GRANTEE: MOTTER JOHN S & BET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S26 W30 N26 $
FOP=[YR=2026;ORIG=40,10] E10 S26 W10 N26 $
FST=[YR=2026;ORIG=50,0] E30 S10 W30 N10 $
.

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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