LOT 19
NORTH DEERWOOD EST PB 6/173

MITCHELL HERBERT/ANCRUM JANICE
45379 AMERICAN DREAM DR
CALLAHAN, FL 32011

2025

22-2N-25-1460-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

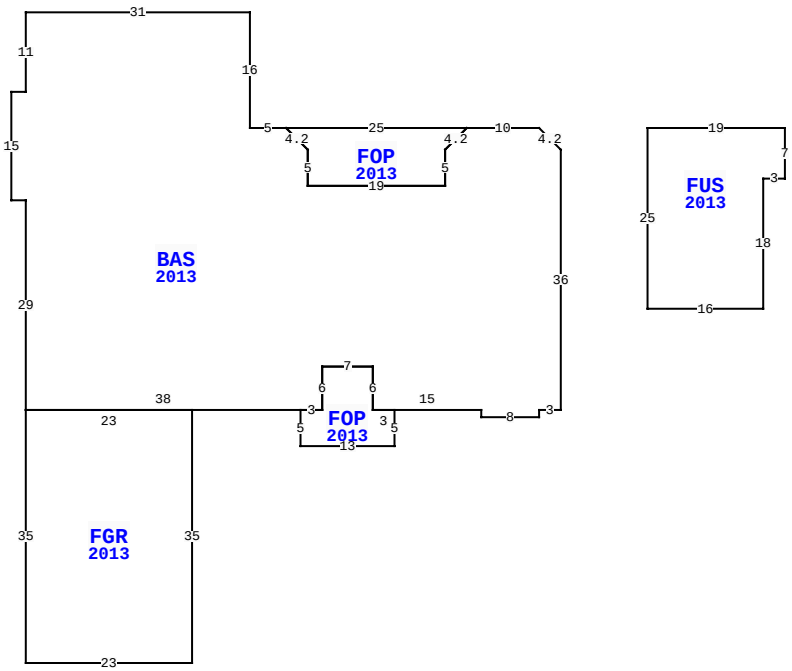
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5 100
Frame	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	3,213	100	2013	3,213	364,271
FGR	805	55	2013	443	50,225
FOP	107	30	2013	32	3,628
FOP	161	30	2013	48	5,442
FUS	421	100	2013	421	47,731
TOTALS	4,707			4,157	471,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0900	01	4,157	115.2888	152.18	632,612	2013	2013	0	0	20	5.50	74.50

1 SNGL FAM – 100% - 2025 Heated Area: 3634 HX Base Yr 2025



45379 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		471,296
TOTAL MARKET OB/XF VALUE		78,783
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		610,079
SOH/AGL Deduction		240,519
ASSESSED VALUE		369,560
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		318,838
TOTAL JUST VALUE		610,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		715,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002705	REPAIR/RRF	60,000	02/17/2022
B1632145	SWIM POOL	40,000	04/01/2016
B0821274	CO ISSUED	0	06/11/2015
M15056	MECH OTHER	0	02/01/2010
E22265	ELEC OTHER	10,000	11/01/2009
P13785	OTHER	0	06/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/1375	9/20/2024	WD	Q	I	01	750,000
GRANTOR: STEVENS DAVID & ELIZA						
GRANTEE: MITCHELL HERBERT						
1990/0846	6/17/2015	WD	U	I	11	100
GRANTOR: VELEBER TROY						
GRANTEE: STEVENS DAVID & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 FOP=[YR=2013] W25 D3 R3 S5 E19 N5 U3 R3 $ D3 L3 S5 W19 N5 U3 L3 W5 N16 W31 S11 W2 S15 E2 S29 FGR=[YR=2013] S35 E23 N35 W23$ E38 FOP=[YR=2013] S5 E13 N5 W3 N6 W7 S6 W3$ E3 N6 E7 S6 E15 S1 E8 N1 E3 N36 U3 L3 $ PTR= E15 FUS=[YR=2013] E19 S7 W3 S18 W16 N25$ 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	1,849.00	SF	4.00	4.00	100	2015	2015	3	95	7,026	
2	0861	POOL GUNIT	0	100	0	0	492.00	SF	85.00	85.00	100	2016	2016	3	78	32,620	
3	0855	CONC PAVER	0	100	0	0	790.00	SF	10.00	10.00	100	2016	2016	3	95	7,505	
4	0855	CONC PAVER	0	100	0	0	33.00	SF	10.00	10.00	100	2016	2016	3	95	314	
5	0810	CONCRETE A	0	100	0	0	787.00	SF	6.50	6.50	100	2016	2016	3	95	4,860	
6	0479	VF PICKET	0	100	0	0	180.00	LF	10.00	10.00	100	2016	2016	3	89	1,602	
7	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2016	2016	3	78	4,118	
8	0476	VF 6 SBPL	0	100	0	0	330.00	LF	32.00	32.00	100	2016	2016	3	89	9,398	
9	0940	SHEDS/PORT	0	100	12	30	360.00	SF	45.00	45.00	100	2016	2016	3	70	11,340	

LAND DESCRIPTION

TOTAL OB/XF 78,783

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS