



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 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

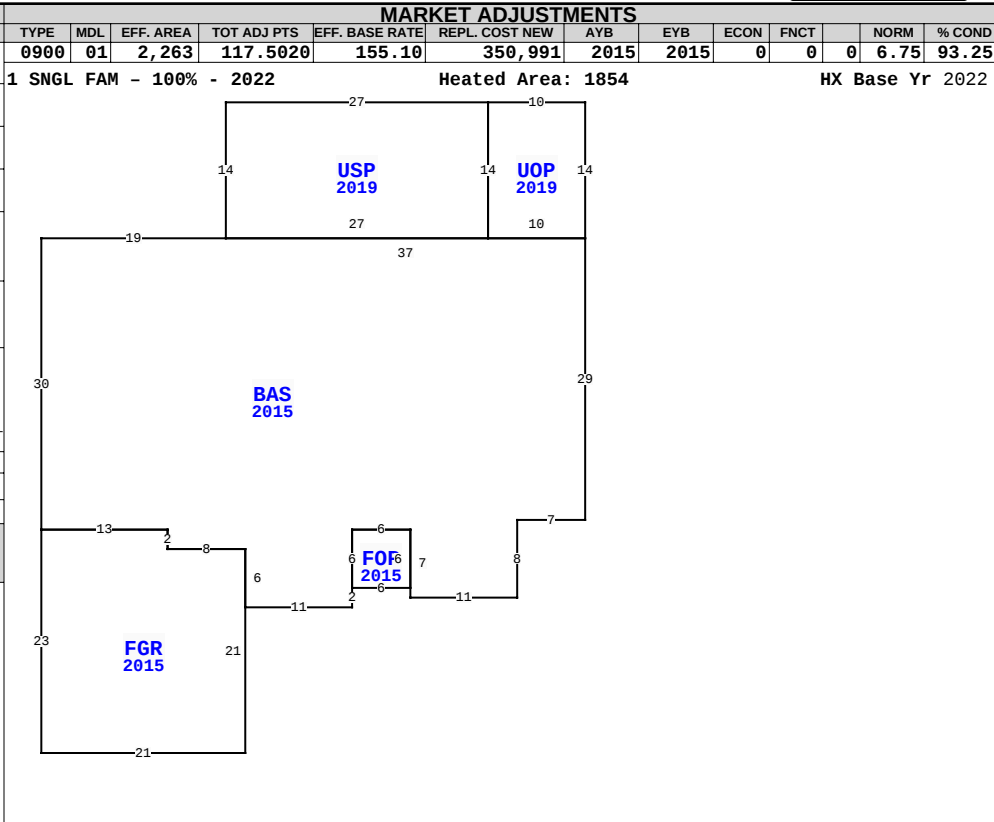
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2015	1,854	268,145
FGR	467	55	2015	257	37,170
FOP	36	30	2015	11	1,591
UOP	140	20	2019	28	4,050
USP	378	30	2019	113	16,343

TOTALS	2,875			2,263	327,299
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	1,584.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00



45361 AMERICAN DREAM DR, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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
1	0811	CONCRETE B	0	100	0	0	1,584.00	SF	5.20	5.20	100	2015	2015	3	95	7,825	
2	0476	VF 6 SBPL	0	100	0	0	96.00	LF	32.00	32.00	100	2019	2019	3	94	2,888	

LAND DESCRIPTION										TOTAL OB/XF										10,713	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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					
REVIEW DATE		05/18/2020		BY	KBA		Total Acres: 0.00		Total Land Value: 60,000				Market: 0			Agricultural: 0					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		327,299	
TOTAL MARKET OB/XF VALUE		10,713	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		398,012	
SOH/AGL Deduction		99,862	
ASSESSED VALUE		298,150	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		247,428	
TOTAL JUST VALUE		398,012	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		383,189	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004373	XFOB	11,000	06/01/2019
B1429583	CO ISSUED	0	08/16/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2765/970	1/27/2025	WD	Q	I	01	485,000
GRANTOR: ANDERSON DAVID & BLAK						
GRANTEE: SULLIVAN HUNTER R &						
2257/1383	2/08/2019	WD	U	I	37	209,000
GRANTOR: TOY CAROLYN GEORGETTE						
GRANTEE: ANDERSON DAVID & BL						

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2019] N14 W10 USP=[YR=2019] W27 S14 BAS=[YR=2015] W19 S30 FGR=[YR=2015] S23 E21 N21 W8 N2 W13\$ E13 S2 E8 S6 E11N2 FOP=[YR=2015] E6 N6 W6 S6\$ N6 E6 S7E11 N8 E7 N29 W37\$ E27 N14\$ S14 E10\$.									