LOT 21
NORTH DEERWOOD EST PB 6/173

HAWKER MICHAEL T & RHONDA L
45339 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

22-2N-25-1460-0021-0000

BUILDING CHARACTERISTICS

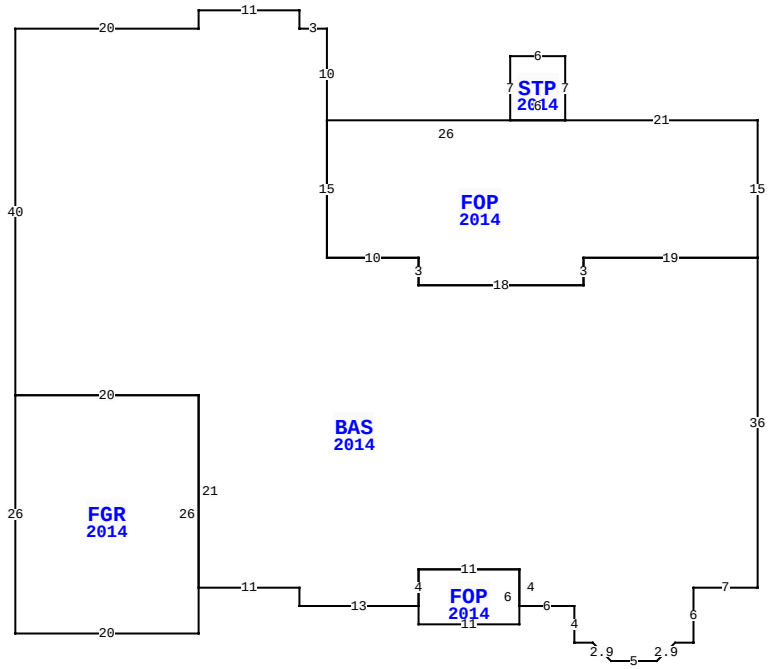
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	21	STONE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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
NEIGHBORHOOD/LOC	8018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,422	100	2014	3,422	483,257
FGR	520	55	2014	286	40,389
FOP	66	30	2014	20	2,824
FOP	759	30	2014	228	32,198
STP	42	10	2014	4	565
TOTALS	4,809			3,960	559,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,960	115.0380	151.85	601,326	2014	2014	0	0	0	7.00	93.00

1 SNGL FAM – 100% - 2023 Heated Area: 3422 HX Base Yr 2023



45339 AMERICAN DREAM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		559,233
TOTAL MARKET OB/XF VALUE		19,073
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		638,306
SOH/AGL Deduction		147,934
ASSESSED VALUE		490,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		439,650
TOTAL JUST VALUE		638,306
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		612,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328117	NEW CONSTR	396,672	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/0186	5/13/2022	WD	Q	I	01	725,000
GRANTOR: DORNER SHERI R						
GRANTEE: HAWKER MICHAEL T &						
2302/1103	9/09/2019	WD	Q	I	01	505,000
GRANTOR: FLOYD MICHAEL & SHELL						
GRANTEE: DORNER SHERI R						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2014] W21 STP=[YR=2014] N7 W6 S7 E6$ W26
BAS=[YR=2014] N10 W3 N2 W11 S2 W20 S40 FGR=[YR=2014] S26 E20 N26 W20$ E20 S21 E11 S2 E13 FOP=[YR=2014] S2 E11 N6 W11 S4$ N4 E11 S4 E6 S4 E2 D2 R2 E5 U2 R2 E2 N6 E7 N36 W19 S3 W18 N3 W10 N15$ S15 E10 S3 E18 N3 E19 N15$.

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	2,518.00	SF	4.00	4.00	100	2014	2014	3	94	9,468	
2	1127	BRICK 8"	0	100	0	0	134.00	SF	11.00	11.00	100	2014	2014	3	98	1,445	
3	0501	FP-AVERAGE	1	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2014		96	4,800	
4	0500	FP-PRE FAB	1	100	0	0	1.00	UT	3,500.00	3,500.00	100	2024	2014		96	3,360	

LAND DESCRIPTION

TOTAL OB/XF 19,073

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