LOT 22
IN OR 1580/271
NORTH DEERWOOD EST PB 6/173

KNIGHT TAMMY
45315 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

22-2N-25-1460-0022-0000

BUILDING CHARACTERISTICS

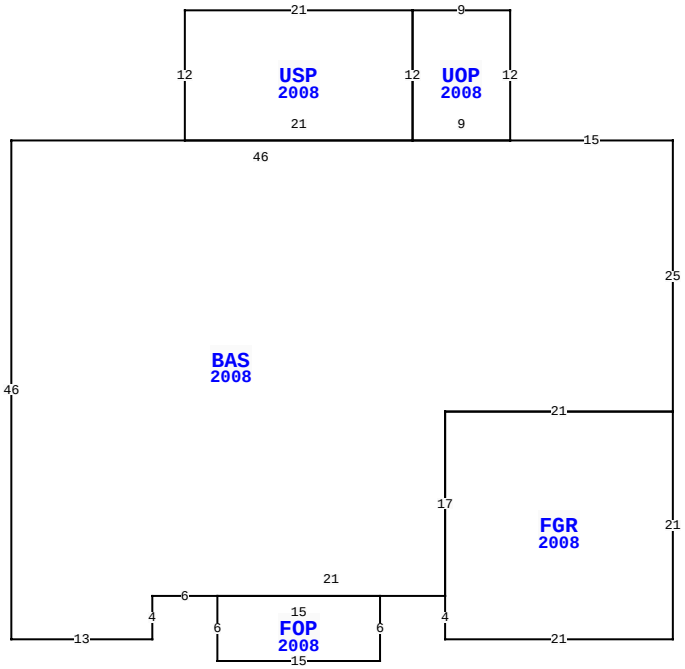
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2008	2,257	310,636
FGR	441	55	2008	243	33,444
FOP	90	30	2008	27	3,716
UOP	108	20	2008	22	3,028
USP	252	30	2008	76	10,460
TOTALS	3,148			2,625	361,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,625	118.4832	156.40	410,550	2008	2008	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2009 Heated Area: 2257 HX Base Yr 2009



45315 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		361,284
TOTAL MARKET OB/XF VALUE		9,746
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		431,030
SOH/AGL Deduction		247,271
ASSESSED VALUE		183,759
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		133,037
TOTAL JUST VALUE		431,030
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		414,883

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C21824	CO ISSUED	192,852	11/14/2008
E21206	ELEC OTHER	2,000	09/01/2008
M14154	MECH OTHER	0	09/01/2008
R11501	REPAIR/RRF	3,500	08/01/2008
B21824	NEW CONSTR	192,852	08/01/2008
P13440	OTHER	0	08/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/0271	8/06/2008	WD	U	V	19	36,900
GRANTOR: GREENE KENNETH						
GRANTEE: KNIGHT TAMMY						
1575/1321	7/08/2008	WD	U	V	23	36,300
GRANTOR: MIDDLETON ROBERT W						
GRANTEE: GREENE KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W15 UOP=[YR=2008] N12 W9 USP=[YR=2008] W21 S12 E21 N12$ S12 E9$ W46 S46 E13 N4 E6 FOP=[YR=2008] S6 E15 N6 W15$ E21 FGR=[YR=2008] S4 E21 N21 W21 S17$ N17 E21 N25$.

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	0810	CONCRETE A	0	100	0	0	198.00	SF	6.50	6.50	100	2008	2008	3	88	1,133	
2	0812	CONCRETE C	0	100	0	0	2,187.00	SF	4.00	4.00	100	2008	2008	3	88	7,698	
3	0810	CONCRETE A	0	100	16	10	160.00	SF	6.50	6.50	100	2008	2008	3	88	915	

LAND DESCRIPTION

TOTAL OB/XF 9,746

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