



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	12	HARDWOOD 60
Interior Floor	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
BAS	2,556	100
FGR	730	55
FOP	111	30
FOP	259	30
TOTALS	3,656	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,069	118.6064	156.56	480,483	2006	2006	0	0	13.50	86.50
1 SNGL FAM - 100% - 2021											
Heated Area: 2556											
HX Base Yr											
45283 AMERICAN DREAM DR, CALLAHAN											

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				415,618		
TOTAL MARKET OB/XF VALUE				36,961		
TOTAL LAND VALUE - MARKET				60,000		
TOTAL MARKET VALUE				512,579		
SOH/AGL Deduction				42,886		
ASSESSED VALUE				469,693		
TOTAL EXEMPTION VALUE		13		469,693		
BASE TAXABLE VALUE				0		
TOTAL JUST VALUE				512,579		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				495,768		

EXTRA FEATURES							45283 AMERICAN DREAM DR, CALLAHAN				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	0812	CONCRETE C	0	100	0	0	1,524.00	SF	4.00	4.00	100	2006	2006	3	86	5,243		
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2009	2009	3	52	21,216		
3	0855	CONC PAVER	0	100	0	0	1,180.00	SF	10.00	10.00	100	2009	2009	3	89	10,502		