



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 50
Exterior Wall	31	HARDIE BRD 50
Roof Structure	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
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	1,950	100	2006	1,950	274,380
FGR	720	55	2012	396	55,720
FOP	272	30	2006	82	11,538
FOP	470	30	2006	141	19,840
FSP	128	40	2012	51	7,176
FUS	1,204	100	2006	1,204	169,412

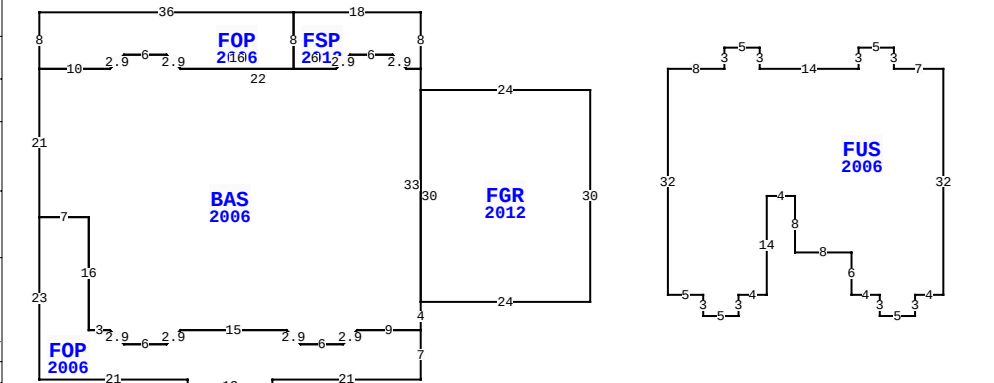
TOTALS	4,744			3,824	538,066
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	3,869.00	SF	4.00
2	0510	GARAGE WD-	0	100	30	15	450.00	SF	35.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0754	FOP	0	100	15	8	120.00	SF	15.00
5	0855	CONC PAVER	0	100	4	38	152.00	SF	7.00
6	0855	CONC PAVER	0	100	0	0	692.00	SF	7.00
7	0861	POOL GUNIT	0	100	0	0	435.00	SF	85.00
8	0911	SCRN RM A	0	100	0	0	1,100.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,824	116.8200	154.20	589,661	2006	2006	0	0	8.75	91.25
1 SNGL FAM - 100% - 2020 Heated Area: 3154 HX Base Yr 2020											



45219 AMERICAN DREAM DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
61,013											

TOTAL OB/XF											
61,013											

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					538,066				
TOTAL MARKET OB/XF VALUE					61,013				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					659,079				
SOH/AGL Deduction					229,772				
ASSESSED VALUE					429,307				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					378,585				
TOTAL JUST VALUE					659,079				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					636,724				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226641	ADDITION	9,950	11/01/2012
E1225566	ELEC OTHER	0	11/01/2012
B1226554	SWIM POOL	32,000	10/01/2012
B26442	REMODEL	14,813	09/03/2012
E17354	TEMP POLE	5,000	05/01/2006
M11576	MECH OTHER	0	05/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2297/0651	8/13/2019	WD	Q	I	01	471,000	
GRANTOR: WILLIAMS CORAN L III							
GRANTEE: FERREIRA LOUIS & NA							
1716/1277	11/12/2010	WD	U	I	11	212,000	
GRANTOR: HANCOCK BANK							
GRANTEE: WILLIAMS CORAN L II							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2012] N8 W18 FOP=[YR=2006] W36 S8 E10 U2 R2 E6 D2 R2 E16 N8\$ S8 E6 U2 R2 E6 D2 R2 E2 BAS=[YR=2006] W2 U2 L2 W6 D2 L2 W22 U2 L2 W6 D2 L2 W10 S21 FOP=[YR=2006] S23 E21 S1 E12 N1 E21 N7 W9 D2 L2 W6 U2 L2 W15 D2 L2 W6 U2 L2 W3 N16 W7\$ E7 S16 E3 D2 R2 E6 U2 R2 E15 D2 R2 E6 U2 R2 E9 N4 FGR=[YR=2012] E24 N30 W24 S30\$ N33\$ PTR=E35 FUS=[YR=2006] E8 N3 E5 S3 E14 N3 E5 S3 E7 S32 W4 S3 W5 N3 W4 N6 W8 N8 W4 S14 W4 S3 W5 N3 W5 N32\$ W35\$.									