LOT 25
IN OR 2152/1530
NORTH DEERWOOD EST PB 6/173

NICHOLAS-BOVINETTE AMBER M/BOVINETTE JOHN M
45197 AMERICAN DREAM DR
CALLAHAN, FL 32011

2025

22-2N-25-1460-0025-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
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

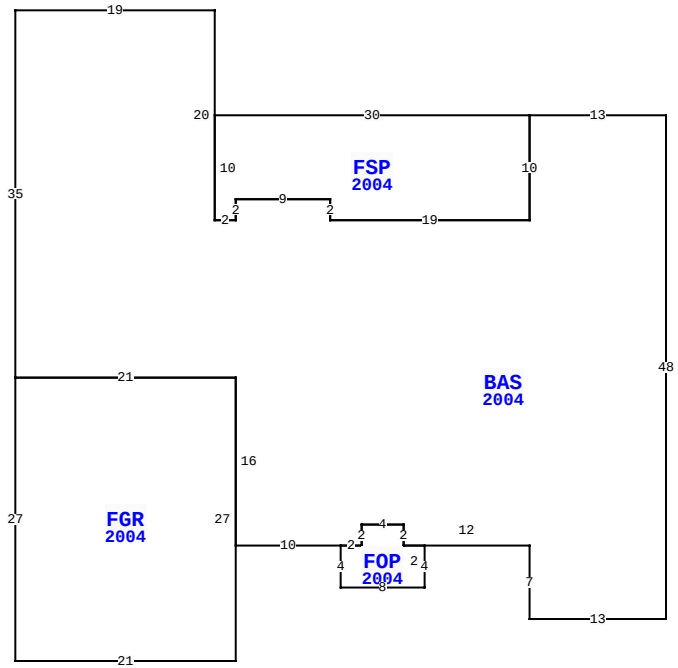
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100	2004	2,197	290,819
FGR	567	55	2004	312	41,300
FOP	40	30	2004	12	1,589
FSP	282	40	2004	113	14,958
TOTALS	3,086			2,634	348,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,634	112.9920	149.15	392,861	2004	2009	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 0 Heated Area: 2197 HX Base Yr



45197 AMERICAN DREAM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	348,664
TOTAL MARKET OB/XF VALUE	11,286
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	419,950
SOH/AGL Deduction	37,289
ASSESSED VALUE	382,661
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	382,661
TOTAL JUST VALUE	419,950
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013250	REPAIR/RRF	9,258	09/29/2021
B12409	NEW CONSTR	157,934	03/01/2004
R5895	REPAIR/RRF	2,800	03/01/2004
W108	XFOB	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2152/1530	10/16/2017	WD	Q	I	01	288,900
GRANTOR: DYBALSKI EDWARD A						
GRANTEE: NICHOLAS-BOVINETTE						
2039/0337	4/08/2016	WD	Q	I	01	205,000
GRANTOR: MCG HOMES LLC						
GRANTEE: DYBALSKI EDWARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FSP=[YR=2004] W30 S10 E2 N2 E9 S2 E19 N10$ S10 W19 N2 W9 S2 W2 N20 W19 S35 FGR=[YR=2004] S27 E21 N27 W21$ E21 S16 E10 FOP=[YR=2004] S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E12 S7 E13 N48 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	0	0	0	1,696.00	SF	4.00	4.00	100	2004	2004	3	83	5,631	
3	0855	CONC PAVER	0	0	12	25	300.00	SF	10.00	10.00	100	2007	2007	3	87	2,610	

LAND DESCRIPTION

TOTAL OB/XF 11,286

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	0	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