LOT 26
NORTH DEERWOOD EST PB 6/173

SNOW GORDON III & AMANDA S
45179 AMERICAN DREAM DR
CALLAHAN, FL 32011

2025

22-2N-25-1460-0026-0000

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	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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

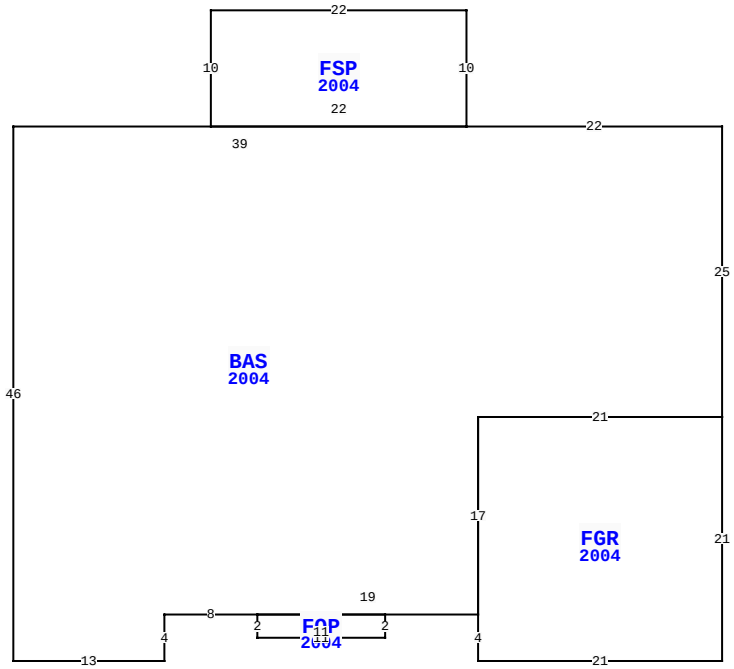
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2004	2,257	300,314
FGR	441	55	2004	243	32,333
FOP	22	30	2004	7	932
FSP	220	40	2004	88	11,710
TOTALS	2,940			2,595	345,288

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,595	118.5888	156.54	406,221	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2021 Heated Area: 2257 HX Base Yr 2021



45179 AMERICAN DREAM DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		345,288
TOTAL MARKET OB/XF VALUE		45,013
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		450,301
SOH/AGL Deduction		148,544
ASSESSED VALUE		301,757
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		251,035
TOTAL JUST VALUE		450,301
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		436,742

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0617189	SCRN RM	8,900	12/01/2006
B16265	SWIM POOL	27,500	04/01/2005
B11830	NEW CONSTR	161,392	10/01/2003
W105	XFOB	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2383/1255	8/11/2020	WD	Q	I	01	371,100
GRANTOR: BENNETT JUDSON B & JU						
GRANTEE: SNOW GORDON III & A						
1817/0830	9/26/2012	WD	Q	I	02	185,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: BENNETT JUDSON B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W22 FSP=[YR=2004] N10 W22 S10 E22$ W39 S46 E13 N4 E8 FOP=[YR=2004] S2 E11 N2 W11$ E19 FGR=[YR=2004] 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	100	0	0	2,370.00	SF	4.00	4.00	100	2004	2004	3	83	7,868	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2006	2006	3	40	14,280	
4	0845	KOOL DECK	0	100	0	0	416.00	SF	7.25	7.25	100	2006	2006	3	86	2,594	
5	0476	VF 6 SBPL	0	100	0	0	286.00	LF	32.00	32.00	100	2016	2016	3	89	8,145	
6	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
7	0855	CONC PAVER	0	100	0	0	532.00	SF	10.00	10.00	100	2019	2019	3	97	5,160	
8	0462	ST/AL FNC	0	100	0	0	420.00	SF	10.00	10.00	100	2019	2019	3	87	3,654	

LAND DESCRIPTION

TOTAL OB/XF 45,013

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 02/10/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS