LOT 28
NORTH DEERWOOD EST PB 6/173

COOK JAMES CHRISTOPHER & MARIE ELIZABETH
45131 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

22-2N-25-1460-0028-0000

BUILDING CHARACTERISTICS

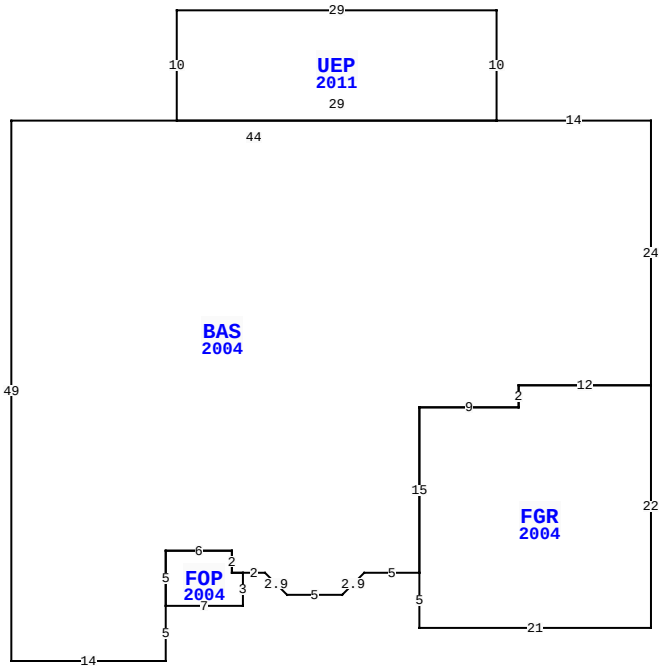
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,153	100	2004	2,153	289,789
FGR	444	55	2004	244	32,841
FOP	33	30	2004	10	1,346
UEP	290	60	2011	174	23,420
TOTALS	2,920			2,581	347,396

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,581	119.9616	158.35	408,701	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2025 Heated Area: 2153 HX Base Yr



45131 AMERICAN DREAM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		347,396
TOTAL MARKET OB/XF VALUE		41,704
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		449,100
SOH/AGL Deduction		143,117
ASSESSED VALUE		305,983
TOTAL EXEMPTION VALUE	13	305,983
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		449,100
NCON VALUE		11,040
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,956

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005673	INSTALL 14X45 OPE	20,223	05/09/2024
B16526	SCRN ROOM	12,995	10/27/2005
B16448	SCRN ROOM	6,600	10/27/2005
B15584	SWIM POOL	25,000	07/15/2005
B12407	NEW CONSTR	151,668	03/01/2004
R5893	REPAIR/RRF	2,000	03/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2702/90	3/26/2024	WD	Q	I	01	527,000
GRANTOR: WRIGHT BILLY W JR						
GRANTEE: COOK JAMES CHRISTOP						
2473/1762	6/24/2021	WD	Q	I	02	365,000
GRANTOR: FLOYD MICHAEL & SHELL						
GRANTEE: WRIGHT BILLY W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004;ORIG=0,0] W14 W44 S49 E14 N5 N5 E6 S2 E1 E2 D2R2 E5 U2R2 E5 N15 E9 N2 E12 N24 $
FGR=[YR=2004;ORIG=-21,41] S5 E21 N22 W12 S2 W9 S15 $
UEP=[YR=2011;ORIG=-14,0] N10 W29 S10 E29 $
FOP=[YR=2004;ORIG=-44,44] E7 N3 W1 N2 W6 S5 $
.

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	0812	CONCRETE C	0	100	0	0	1,968.00	SF	4.00	4.00	100	2004	2004	3	83	6,534	
2	1127	BRICK 8"	0	100	12	4	48.00	SF	11.00	11.00	100	2005	2005	3	96	507	
3	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2005	2005	3	36	13,770	
4	0845	KOOL DECK	0	100	0	0	623.00	SF	7.25	7.25	100	2005	2005	3	84	3,794	
5	0911	SCRN RM A	0	100	37	29	1,073.00	SF	17.50	17.50	100	2005	2005	3	22	4,131	
7	0810	CONCRETE A	0	100	0	0	341.00	SF	6.50	6.50	100	2007	2007	3	87	1,928	
8	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2025	2024		100	3,840	
9	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2025	2024		100	900	
10	0351	CARPORT MT	0	100	45	14	630.00	SF	10.00	10.00	100	2025	2024		100	6,300	

LAND DESCRIPTION

TOTAL OB/XF 41,704

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 12/03/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS