PT OF LOT 2 (S-7)
IN OR 1516/1963
BRANDIES & PICKETT SUB PB 1/4

GORDON RATHEL D & AMY D
45284 AMERCAN DREAM DRIVE
CALLAHAN, FL 32011

2025

28-2N-25-3080-0002-0070

BUILDING CHARACTERISTICS

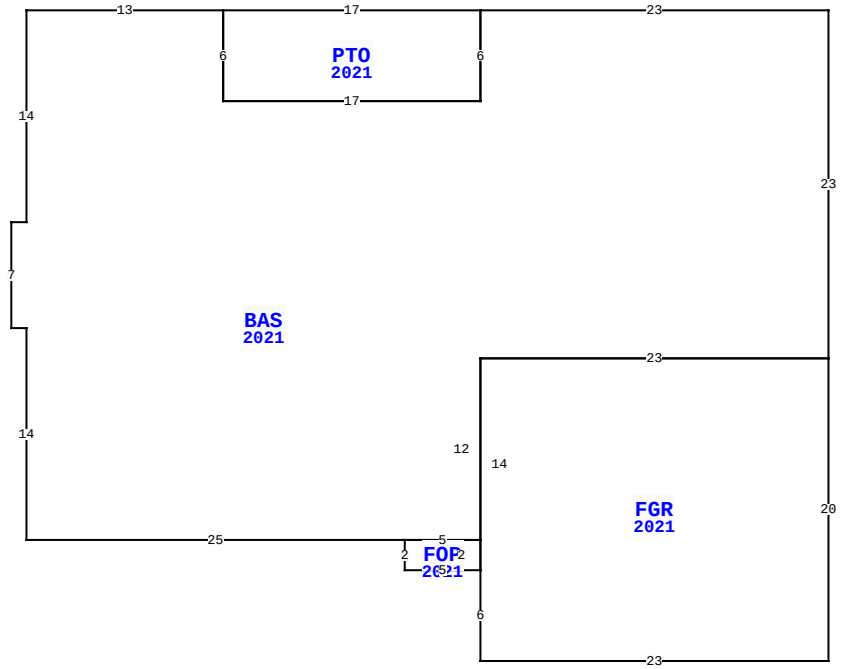
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,484	100	2021	1,484	214,459
FGR	460	55	2021	253	36,562
FOP	10	30	2021	3	434
PTO	102	5	2021	5	722
TOTALS	2,056			1,745	252,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,745	112.0000	147.84	257,981	2021	2021	0	0	0	2.25	97.75

1 SNGL FAM – 0% - 0 Heated Area: 1484 HX Base Yr



HODGES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	252,176
TOTAL MARKET OB/XF VALUE	9,382
TOTAL LAND VALUE - MARKET	63,000
TOTAL MARKET VALUE	324,558
SOH/AGL Deduction	59,258
ASSESSED VALUE	265,300
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,300
TOTAL JUST VALUE	324,558
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	285,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012073	CO ISSUED	0	07/16/2021
20012073	NEW CONSTR	187,017	12/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1516/1963	8/03/2007	WD	Q	V	06	100
GRANTOR: LIVINGSTON BONNIE SUE						
GRANTEE: GORDON RATHEL D & A						
1450/1694	10/09/2006	WD	Q	I		45,000
GRANTOR: BROWN LENVILLE B SR						
GRANTEE: LIVINGSTON BONNIE S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W23 PTO=[YR=2021] W17 S6 E17 N6$ S6 W17 N6 W13 S14 W1 S7 E1 S14 E25 FOP=[YR=2021] S2 E5 FGR=[YR=2021] S6 E23 N20 W23 S14$ N2 W5$ E5 N12 E23 N23$.

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	0811	CONCRETE B	0	0	0	0	1,737.00	SF	5.20	5.20	100	2021	2021	3	99	8,942	
2	1127	BRICK 8"	0	0	0	0	40.00	SF	11.00	11.00	100	2021	2021	3	100	440	

LAND DESCRIPTION

TOTAL OB/XF 9,382

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.40	45,000.00	63,000.00	63,000							

REVIEW DATE 07/20/2021 BY KB Total Acres: 1.00 Total Land Value: 63,000 Market: 0 Agricultural: 0 Common: 63,000 PRINTED 07/30/2025 BY SYS