LOT 1
IN OR 1807/1058
ESMT IN OR 764/1449

HENDRICKS KATHRYN D
45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

32-2N-25-7300-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

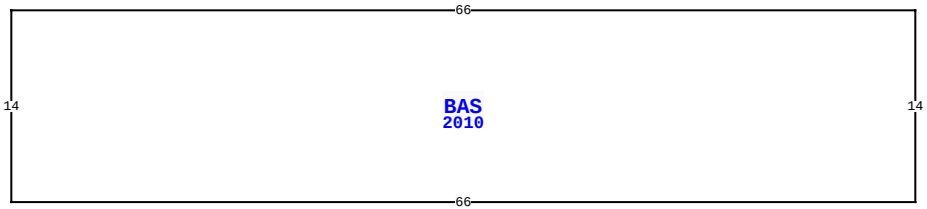
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2010	924	22,132
TOTALS	924			924	22,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	99.8000	79.84	73,772	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



NASSAU COUNTY PROPERTY

PAGE 1 of 4 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	82,619
TOTAL MARKET OB/XF VALUE	932
TOTAL LAND VALUE - MARKET	458,140
TOTAL MARKET VALUE	211,342
SOH/AGL Deduction	85,391
ASSESSED VALUE	125,951
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,951
TOTAL JUST VALUE	541,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982091	MH MOVE-ON	0	05/01/1998
MH97	MH MOVE-ON	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

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	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1997	1997	3	20	192	
3	1242	WD DECK A	0	0	12	8	96.00	SF	10.00	10.00	100	1998	1998	3	20	192	
4	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	2006	2006	3	86	224	
5	0751	UOP	0	0	12	9	108.00	SF	10.00	10.00	100	2003	2003	3	30	324	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W66 S14 E66 N14$.

LAND DESCRIPTION

TOTAL OB/XF 932

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	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	9.63	AC		1.00	1.00	1.00	515.00	515.00	4,959							
3	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	6.21	AC		1.00	1.00	1.00	330.00	330.00	2,049							
4	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.48	AC		1.00	1.00	1.00	225.00	225.00	783							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	23.32	AC		1.00	1.00	1.00	14,500.00	14,500.00	338,140							

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 127,791 Market: 338,140 Agricultural: 7,791 Common: 120,000 PRINTED 07/30/2025 BY SYS

LOT 1
IN OR 1807/1058
ESMT IN OR 764/1449

HENDRICKS KATHRYN D
45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

32-2N-25-7300-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

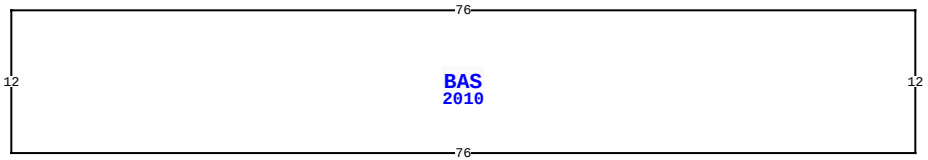
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	2010	912	17,467
TOTALS	912			912	17,467

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	912	79.8000	63.84	58,222	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 912 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	82,619
TOTAL MARKET OB/XF VALUE	932
TOTAL LAND VALUE - MARKET	458,140
TOTAL MARKET VALUE	211,342
SOH/AGL Deduction	85,391
ASSESSED VALUE	125,951
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,951
TOTAL JUST VALUE	541,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2010] W76 S12 E76 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 127,791 Market: 338,140 Agricultural: 7,791 Common: 120,000 PRINTED 07/30/2025 BY SYS

LOT 1
IN OR 1807/1058
ESMT IN OR 764/1449

HENDRICKS KATHRYN D
45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

32-2N-25-7300-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

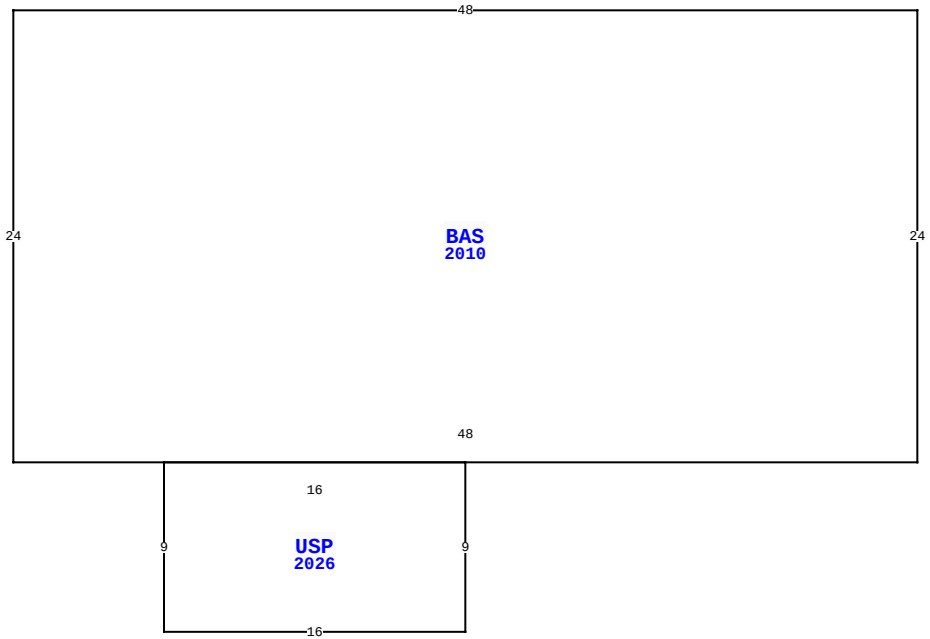
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2010	1,152	32,293
USP	144	50	2026	72	2,018
TOTALS	1,296			1,224	34,311

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,224	116.8000	93.44	114,371	1990	1990	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 1152 HX Base Yr



2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

NASSAU COUNTY PROPERTY

PAGE 3 of 4 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	82,619
TOTAL MARKET OB/XF VALUE	932
TOTAL LAND VALUE - MARKET	458,140
TOTAL MARKET VALUE	211,342
SOH/AGL Deduction	85,391
ASSESSED VALUE	125,951
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	125,951
TOTAL JUST VALUE	541,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010;ORIG=0,0] W48 S24 E48 N24 $
USP=[YR=2026;ORIG=-40,24] E16 S9 W16 N9 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 127,791 Market: 338,140 Agricultural: 7,791 Common: 120,000 PRINTED 07/30/2025 BY SYS

LOT 1
IN OR 1807/1058
ESMT IN OR 764/1449

HENDRICKS KATHRYN D
45447 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

32-2N-25-7300-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

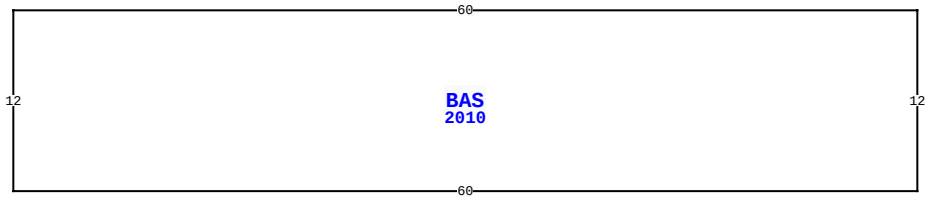
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2010	720	8,709
TOTALS	720			720	8,709

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	720	50.4000	40.32	29,030	1975	1975	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 720 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	82,619
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ASSESSED VALUE	125,951
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BASE TAXABLE VALUE	125,951
TOTAL JUST VALUE	541,691
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	741,143

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1807/1058	12/16/2011	QC	U	I	11	100
GRANTOR: HENDRICKS DANIEL R						
GRANTEE: HENDRICKS KATHRYN D						
0722/1712	1/27/1995	WD	Q	V		20,000
GRANTOR: HIGGINBOTHAM MARVIN E						
GRANTEE: HENDRICKS DANIEL R						

2287 DANIELLE LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	03/20/2025 KBA

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

BAS=[YR=2010] W60 S12 E60 N12$.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/07/2021 BY KBA Total Acres: 23.32 Total Land Value: 127,791 Market: 338,140 Agricultural: 7,791 Common: 120,000 PRINTED 07/30/2025 BY SYS