PT OF LOT 1
PT IN OR 2511/1884
FLA LAND SYNDICATE SUB PB 0/42

CARROL LUCY/LUCE MARIE BERNADETTE ET AL
45425 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

37-1N-25-2940-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	01	MINIMUM 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

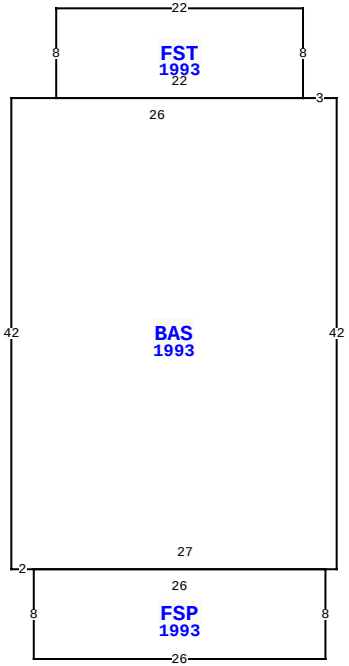
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,218	100	1993	1,218	16,986
FSP	208	40	1993	83	1,158
FST	176	55	1993	97	1,353
TOTALS	1,602			1,398	19,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,398	69.7320	69.73	97,483	1946	1946	0	20	30	46.55	20.00

1 SINGLE FAM – 0% - 0 Heated Area: 1218 HX Base Yr



54021 WIND CHIME LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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	19,497
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	127,530
TOTAL MARKET VALUE	147,027
SOH/AGL Deduction	11,547
ASSESSED VALUE	135,480
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,480
TOTAL JUST VALUE	147,027
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,164

ADJ DUE TO CONDITION OF HOME UNLIVEABLE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2511/1884	11/03/2021	PR	U	I	19	100
GRANTOR: TASSO ANTHONY C P/R O						
GRANTEE: CARROL LUCY ET AL						
0971/1934	2/22/2001	WD	U	I	07	100
GRANTOR: WEBER ALDEN HUBER JR						
GRANTEE: CAPPERELLI RUDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 FST=[YR=1993] N8 W22 S8 E22 $ W26 S42 E2
FSP=[YR=1993] S8 E26 N8 W26 $ E27 N42 $.

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
1	000100	C	RES	0	0006	OR	0.00	0.00	6.54	AC		1.00	1.00	1.00	19,500.00	19,500.00	127,530							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 6.54 Total Land Value: 127,530 Market: 0 Agricultural: 0 Common: 127,530 PRINTED 07/30/2025 BY SYS