PT OF LOT 3
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-25-2940-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

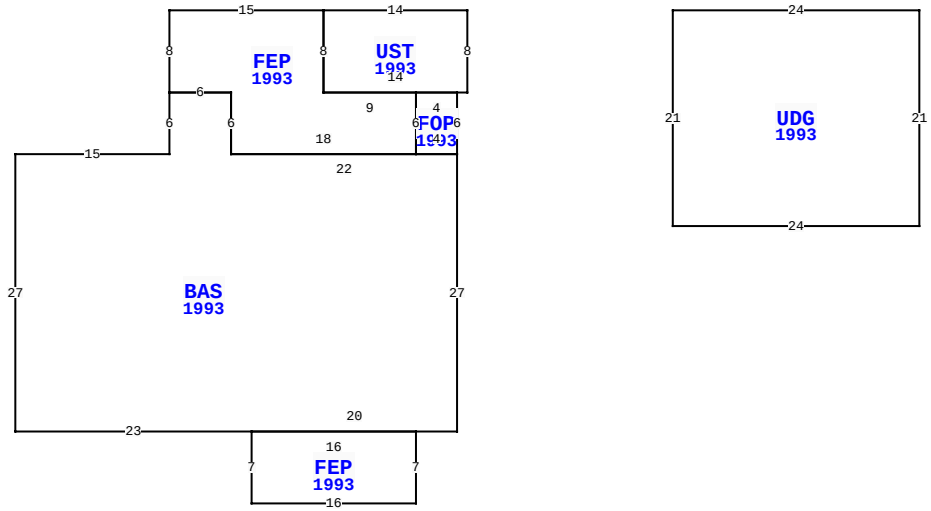
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8028.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,197	100	1993	1,197	65,087
FEP	112	80	1993	90	4,894
FEP	228	80	1993	182	9,896
FOP	24	30	1993	7	381
UDG	504	55	1993	277	15,062
UST	112	45	1993	50	2,719
TOTALS	2,177			1,803	98,038

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,803	87.0000	87.00	156,861	1948	1948	0	0	0	37.50	62.50

1 SINGLE FAM – 0% - 0 Heated Area: 1197 HX Base Yr



540335 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	98,038
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	93,000
TOTAL MARKET VALUE	191,038
SOH/AGL Deduction	26,798
ASSESSED VALUE	164,240
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,240
TOTAL JUST VALUE	191,038
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R95362	REPAIR/RRF	2,800	07/01/1995

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						
0513/1026	3/27/1987	PR	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W14 FEP=[YR=1993] W15 S8 BAS=[YR=1993] S6 W15 S27 E23 FEP=[YR=1993] S7 E16 N7 W16$ E20 N27 FOP=[YR=1993] N6 W4 S6 E4$ W22 N6 W6 $ E6 S6 E18 N6 W9 N8$ S8 E14 N8$ PTR= E20 UDG=[YR=1993] E24 S21 W24 N21$ W20$.

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

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
1	000100	C	RES	0	0004	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	30,000.00	30,000.00	93,000							

REVIEW DATE 06/03/2024 BY TWA Total Acres: 3.10 Total Land Value: 93,000 Market: 0 Agricultural: 0 Common: 93,000 PRINTED 07/30/2025 BY SYS