

PT OF LOT 3
IN OR 2313/1241
SUB OF 49 PB 2/15

GORDON AMY D
45284 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2025

49-2N-25-4100-0003-0060



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1														
Exterior Wall	20	FACE BRICK 100	0900	01	2,733	107.5200	141.93	387,895	2008	2008	0	0	0	12.00	88.00	VALUATION SUMMARY													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 0% - 0													Heated Area: 2310													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 80																											
Interior Floo	14	CARPET 20																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		2.5 100																											
Frame	02	WOOD FRAME 100																											
Stories	2.	2. 100																											
Units		0 100																											
Occupancy	00	NONE 100																											
Quality			03	Quality Level 03																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA			07																						
NEIGHBORHOOD/LOC			7001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	2,004	100	2008	2,004	250,297																								
FGR	599	55	2008	329	41,092																								
FOP	97	30	2008	29	3,622																								
FOP	168	30	2008	50	6,245																								
FST	28	55	2008	15	1,874																								
FUS	306	100	2008	306	38,219																								
TOTALS			3,202		2,733	341,348																							
EXTRA FEATURES						45112 AIRSTREAM AVE, CALLAHAN																							
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												
1	0810	CONCRETE A	0	0	0	0	2,681.00	SF	6.50	6.50	100	2007	2007	3	87	15,161													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE												
1	000100	C	RES	0		RL	100.00	127.00	100.00	FF		1.00	1.00	1.00	700.00	700.00	70,000												
REVIEW DATE 11/21/2022 BY KBA																													
Total Acres: 0.00																													
Total Land Value: 70,000																													
Market: 0																													
Agricultural: 0																													
Common: 70,000																													
PRINTED 07/30/2025 BY SYS																													