PT SW1/4 OF SEC 3-2N-25E IN
OR 1897/1591 & OR 1979/1482
(EX UTIL ESMT IN OR 1427/399 &

TALAK JAMES & LYNETTE B
46186 DREAMERS LN
CALLAHAN, FL 32011

2026

03-2N-25-0000-0001-0090

BUILDING CHARACTERISTICS

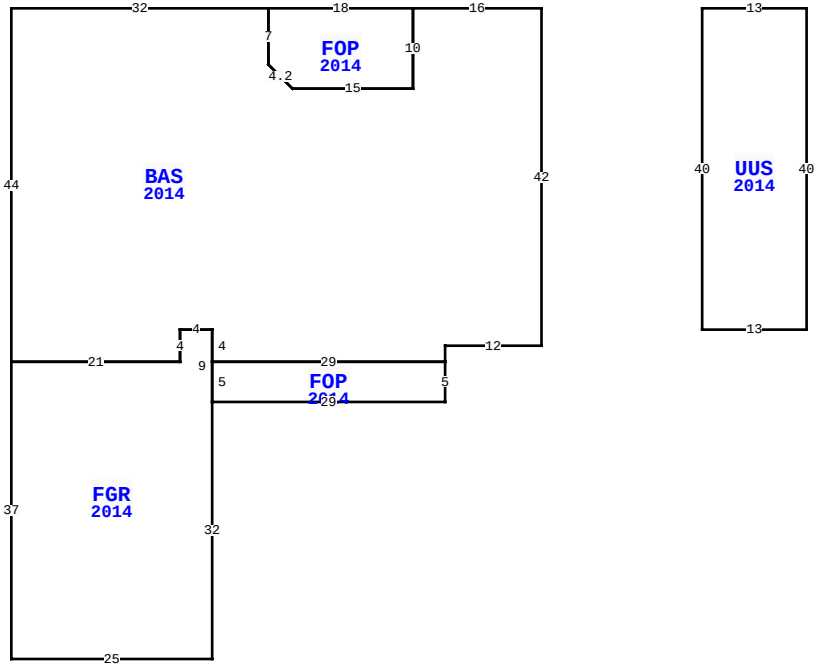
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,689	100	2014	2,689	358,034
FGR	941	55	2014	518	68,970
FOP	145	30	2014	44	5,858
FOP	176	30	2014	53	7,056
UUS	520	50	2014	260	34,618
TOTALS	4,471			3,564	474,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,564	104.4000	145.12	517,208	2014	2014	0	0	0	8.25	91.75

2 SNGL FAM 100% - 2015 Heated Area: 2689 HX Base Yr 2015



46186 DREAMERS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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		474,538
TOTAL MARKET OB/XF VALUE		87,978
TOTAL LAND VALUE - MARKET		158,000
TOTAL MARKET VALUE		720,516
SOH/AGL Deduction		321,747
ASSESSED VALUE		398,769
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		347,358
TOTAL JUST VALUE		720,516
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429075	SCRNENCL	22,366	07/01/2014
B1328153	CO ISSUED	0	05/09/2014
B1428559	SWIM POOL	39,837	04/01/2014
B1328153	NEW CONSTR	338,564	12/01/2013
B1327633	CARPORT	10,155	08/01/2013
MH4839	MH MOVE-ON	0	11/08/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1979/1482	4/11/2015	QC	U	I	11	100
GRANTOR: HONAN JANENE B						
GRANTEE: TALAK LYNETTE B & J						
1979/1480	4/05/2015	QC	U	I	11	100
GRANTOR: MATHEWS RAYLENE						
GRANTEE: TALAK LYNETTE B & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W16 FOP=[YR=2014] W18 S7 D3 R3 E15 N10$ S10 W15 U3 L3 N7 W32 S44 FGR=[YR=2014] S37 E25 N32 FOP=[YR=2014] E29 N5 W29 S5$ N9 W4 S4 W21$ E21 N4 E4 S4 E29 N2 E12 N42$ PTR=E20 UUS=[YR=2014] E13 S40 W13 N40$ W20$.

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	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
2	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2006	2006	3	100	6,000	
3	0754	FOP	0	100	20	10	200.00	SF	15.00	15.00	100	2006	2006	3	22	660	
5	0510	GARAGE WD-	0	100	30	12	360.00	SF	26.95	26.95	100	2007	2007	3	40	3,881	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	95	1,900	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2014	2014	04	90	45,000	
8	0911	SCRN RM A	0	100	39	27	1,053.00	SF	18.00	18.00	100	2014	2014	3	55	10,425	
11	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	2025	2019		84	14,112	

LAND DESCRIPTION

TOTAL OB/XF 87,978

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	100		OR	0.00	0.00	6.32	AC		1.00	1.00	1.00	25,000.00	25,000.00	158,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.32 Total Land Value: 158,000 Market: 0 Agricultural: 0 Common: 158,000 PRINTED 07/09/2026 BY SYS