

**KUYKENDALL STEPHANIE & KARL**  
45196 AMERICAN DREAM DR  
CALLAHAN, FL 32011

**22-2N-25-1460-0005-0000**

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall02FACE BRICK 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 90

Interior Floo15HARDTILE 10

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2.5 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100  
0 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8018.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,17510020242,175352,507

FGR88055202448478,442

FOP80302024243,890

FSP2384020249515,397

PTO88520244648

TOTALS3,4612,782450,884

TYPEMDLEFF. AREATOT ADJ PTS

0900012,782118.3776

EFF. BASE RATEPTOREPL. COST NEWAYBEYEBCONEFNCTNORM% COND

164.54457,750202320230001.5098.50

MARKET ADJUSTMENTS

HEATED AREA: 2175HX Base Yr

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE450,884

TOTAL MARKET OB/XF VALUE3,465

TOTAL LAND VALUE - MARKET61,000

TOTAL MARKET VALUE515,349

SOH/AGL Deduction0

ASSESSED VALUE515,349

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE515,349

TOTAL JUST VALUE515,349

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE506,043

PERMIT NUMDESCRIPTIONAMTISSUED

C2217397C007/05/2023

B2217397NEW CONSTR427,83811/23/2022

Sales Data

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

2859/11314/03/2026WDQI01463,500

GRANTOR:HIGGS LORRI A

GRANTEE:KUYKENDALL STEPHANI

2512/164910/29/2021SWQV0170,000

GRANTOR:U Y PROPERTIES LLC

GRANTEE:HIGGS ASA A & LORRI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=80,0] W22 S8 W11 S6 W17 N2 W13 S37 E13 S2 E12 N2 N5 E16 N12 E22 N32 \$  
PTO=[YR=2024;ORIG=58,8] W11 N8 E11 S8 \$  
FSP=[YR=2024;ORIG=30,0] E17 S8 S6 W17 N2 N12 \$  
FOP=[YR=2024;ORIG=42,44] E16 S5 W16 N5 \$  
FGR=[YR=2024;ORIG=58,32] E22 S39 W11 S2 W11 N24 N5 N12 \$

EXTRA FEATURES

45196 AMERICAN DREAM DR, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/04/2026MLU

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSAUTAdj RADJ UNIT PRICERORIG CONDDPHT FACTYEAR ONACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB00001.00UT3,500.003,500.001002024202303993,465

LAND DESCRIPTION

TOTAL OB/XF3,465

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSD TDPHT FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC00006OR0.000.001.00LT1.001.001.0061,000.0061,000.0061,000

REVIEW DATE07/25/2023BYKWTotal Acres: 0.00Total Land Value: 61,000Market: 0Agricultural: 0Common: 61,000PRINTED 07/09/2026 BY SYS