

LOT 6
IN OR 1262/852
NORTH DEERWOOD EST PB 6/173

MCDUFFIE RANDY K & KATHY C
45234 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2026

22-2N-25-1460-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 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	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8018.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,119	100	2004	2,119	299,602
FGR	529	55	2004	291	41,144
FOP	32	30	2004	10	1,414
PTO	88	5	2004	4	565
PTO	280	5	2012	14	1,979
STP	8	10	2004	1	142

TOTALS	3,056			2,439	344,846
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE 01/06/2023 BY KWA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,439	120.7360	167.82	409,313	2004	2004	0	0	0	15.75	84.25
1 SNGL FAM 100% - 2005 Heated Area: 2119 HX Base Yr 2005												
45234 AMERICAN DREAM DR, CALLAHAN												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/04/2026 MLU												

TOTAL OB/XF 45,000												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00

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	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	61,000.00	61,000.00	61,000

Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000

NASSAU COUNTY PROPERTY				PAGE 1 of 2	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		356,060	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		45,000	
SOH/AGL Deduction		TOTAL MARKET VALUE		61,000	
ASSESSED VALUE		TOTAL MARKET VALUE		462,060	
TOTAL EXEMPTION VALUE		SOH/AGL Deduction		241,042	
BASE TAXABLE VALUE		ASSESSED VALUE		221,018	
TOTAL JUST VALUE		TOTAL EXEMPTION VALUE		51,411	
NCON VALUE		BASE TAXABLE VALUE		169,607	
INCOME VALUE		TOTAL JUST VALUE		462,060	
PREVIOUS YEAR MKT VALUE		NCON VALUE		0	
		INCOME VALUE			
		PREVIOUS YEAR MKT VALUE		459,457	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000902	REPAIR/RRF	29,800	01/14/2022
E25307	ELEC OTHER	0	08/01/2012
B26288	SWIM POOL	28,000	08/01/2012
B22663	GARAGE	20,000	07/01/2009
B16306	SWIM POOL	27,500	05/01/2005
B0412561	NEW CONSTR	140,000	03/01/2004

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1262/0852	9/29/2004	WD	U	I	
GRANTOR: FLOYD MICHAEL C					SALE PRICE
GRANTEE: MCDUFFIE RANDY K &					120,800
1204/0473					36,900
1/28/2004					
GRANTOR: ADR INVESTMENTS LTD					
GRANTEE: FLOYD MICHAEL C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W25 S16 W10 PTO=[YR=2012] N14 W20 S14									
PTO=[YR=2004] S5 E7 N2 E6 S2 E7 N5 W20\$ E20\$ S5 W7 N2 W6 S2									
W7 N5 W13 S40 E13 N12 E11 S1 FOP=[YR=2004] S4 E2									
STP=[YR=2004] S2 E4 N2 W4\$ E6 N4 W8\$E8 S9 E13 N4									
FGR=[YR=2004] E23 N23 W23 S23 \$ N23 E23 N27\$.									

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