LOT 7
IN OR 2222/580
NORTH DEERWOOD EST PB 6/173

BLOODWORTH SHANNON & KIMBERLY
45260 AMERICAN DREAM DR
CALLAHAN, FL 32011

2026

22-2N-25-1460-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

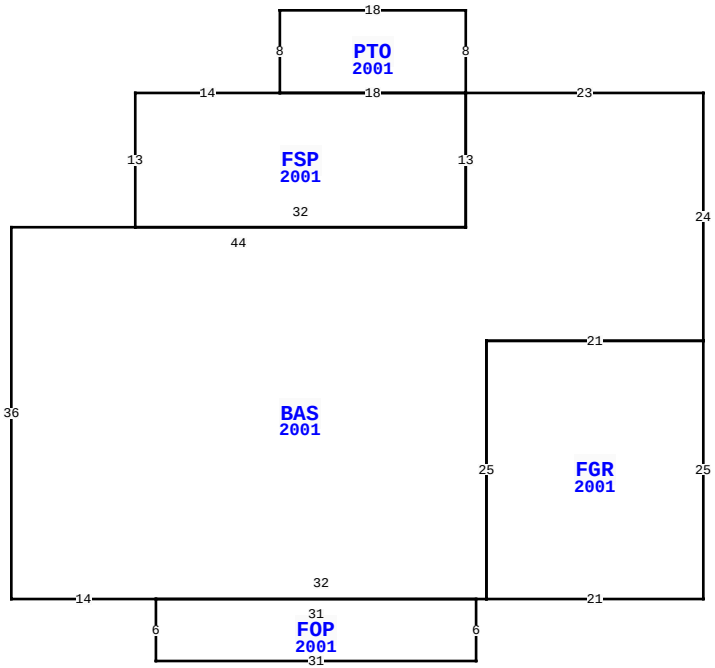
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,186	100	2001	2,186	305,212
FGR	525	55	2001	289	40,351
FOP	186	30	2001	56	7,819
FSP	416	40	2001	166	23,177
PTO	144	5	2001	7	977
TOTALS	3,457			2,704	377,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,704	122.4960	170.27	460,410	2001	2001	0	0	0	18.00	82.00

1 SNGL FAM 100% - 2023 Heated Area: 2186 HX Base Yr



45260 AMERICAN DREAM DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		399,493
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		460,493
SOH/AGL Deduction		31,079
ASSESSED VALUE		429,414
TOTAL EXEMPTION VALUE	13	429,414
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		460,493
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,516

DORMERS ARE DECORATIVE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2308258	(14) WINDOWS	50,240	06/27/2023
21007492	REPAIR/RRF	24,428	06/09/2021
B1327935	NEW CONSTR	36,340	10/01/2013
B007431	NEW CONSTR	130,000	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2222/0580	9/05/2018	WD	Q	I	02	328,000
GRANTOR: CARD DAVID P & DELIA						
GRANTEE: BLOODWORTH SHANNON						
1822/1708	10/31/2012	WD	Q	I	02	190,000
GRANTOR: FRKETIC LOUIS J JR &						
GRANTEE: CARD DAVID P & DELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W23 PTO=[YR=2001] N8 W18 S8 FSP=[YR=2001] W14 S13 E32 N13 W18 $ E18$ S13 W44 S36 E14 FOP=[YR=2001] S6 E31 N6 W31 $ E32 FGR=[YR=2001] E21 N25 W21 S25 $ N25 E21 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

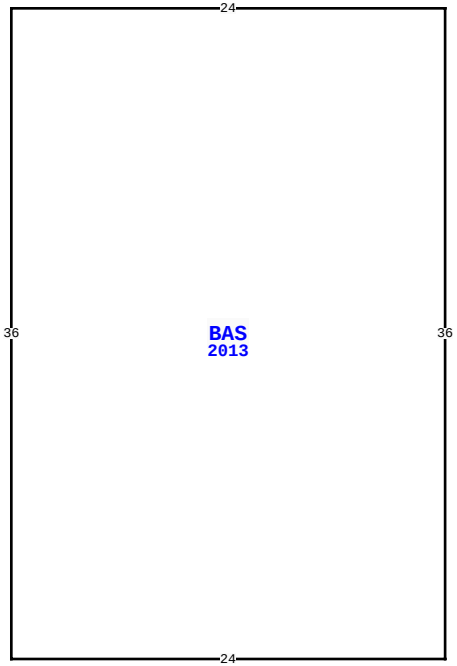
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2013	864	21,957
TOTALS	864			864	21,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	75.7620	29.55	25,531	2013	2013	0	0	0	14.00	86.00

2 GARAGE RES 100% - 2023 Heated Area: 864 HX Base Yr



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1822/1708	10/31/2012	WD	Q	I	02	190,000
GRANTOR: FRKETIC LOUIS J JR &						
GRANTEE: CARD DAVID P & DELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W24 S36 E24 N36$.

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS