

LOT 8 IN OR 1016/344
NORTH DEERWOOD EST PB 6/173

GORDON RATHEL D & AMY D
45284 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2026

22-2N-25-1460-0008-0000



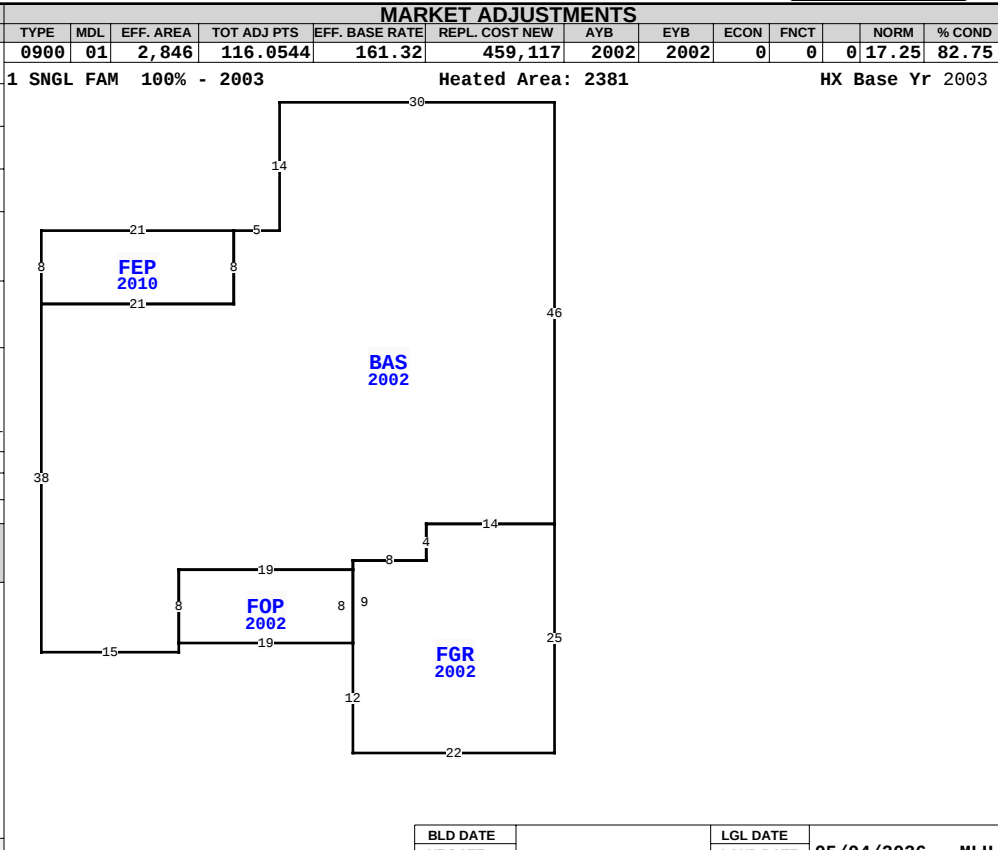
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,381	100	2002	2,381	317,845
FEP	168	80	2010	134	17,888
FGR	518	55	2002	285	38,045
FOP	152	30	2002	46	6,141
TOTALS	3,219			2,846	379,919

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00
4	0860	POOL/SPA	0	100	0	1.00	UT	50,000.00	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



45284 AMERICAN DREAM DR, CALLAHAN	BLD DATE	LGL DATE	05/04/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					379,919				
TOTAL MARKET OB/XF VALUE					47,940				
TOTAL LAND VALUE - MARKET					61,000				
TOTAL MARKET VALUE					488,859				
SOH/AGL Deduction					261,964				
ASSESSED VALUE					226,895				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					175,484				
TOTAL JUST VALUE					488,859				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					471,981				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429418	SWIM POOL	30,000	10/01/2014
M5854	H/AC	0	04/01/2002
B9244	NEW CONSTR	171,025	01/01/2002
E9027	NEW CONSTR	4,500	01/01/2002
P5336	NEW CONSTR	0	01/01/2002
R3845	REPAIR/RRF	1,800	01/01/2002

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1016/0344	10/26/2001	WD	Q	V		37,900	
GRANTOR: ADR INVESTMENTS LTD							
GRANTEE: GORDON RATHEL D & A							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2002] W30 S14 W5 FEP=[YR=2010] W21 S8 E21 N8 \$ S8 W21 S38 E15 N1 FOP=[YR=2002] E19 FGR=[YR=2002] S12 E22 N25 W14 S4 W8 S9 \$ N8 W19 S8 \$ N8 E19 N1 E8 N4 E14 N46 \$.									