LOT 11
IN OR 925/1377
NORTH DEERWOOD EST PB 6/173

THON LAWRENCE R & KELLY ANN
45396 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2026

22-2N-25-1460-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

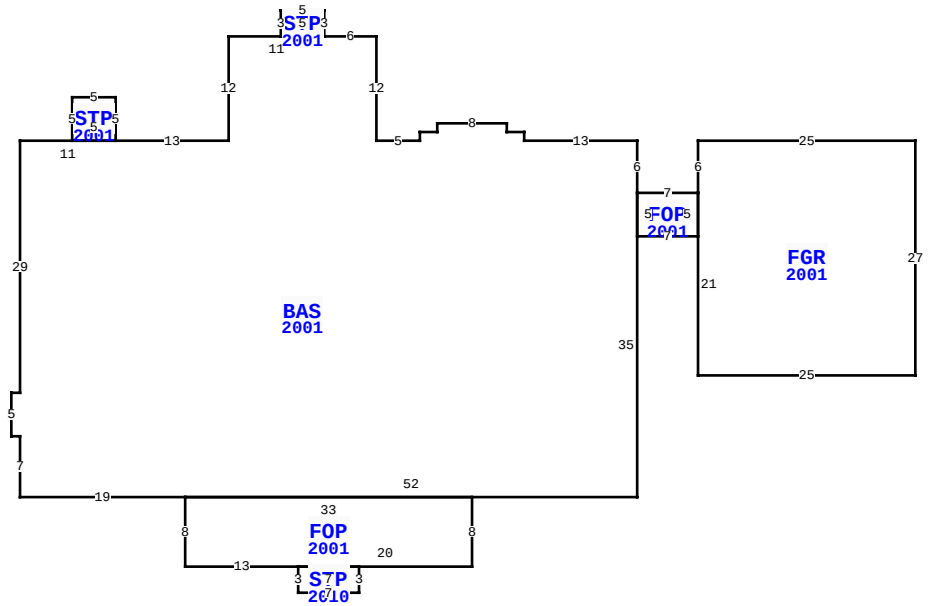
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	3,140	100	2001	3,140	394,717
FGR	675	55	2001	371	46,637
FOP	35	30	2001	10	1,257
FOP	264	30	2001	79	9,931
STP	15	10	2001	2	252
STP	25	10	2001	2	252
STP	21	10	2010	2	252
TOTALS	4,175			3,606	453,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,606	110.2860	153.30	552,800	2001	2001	0	0	0	18.00	82.00

1 SNGL FAM 100% - 2002 Heated Area: 3140 HX Base Yr 2002



45396 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		453,296
TOTAL MARKET OB/XF VALUE		51,864
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		566,160
SOH/AGL Deduction		296,141
ASSESSED VALUE		270,019
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		218,608
TOTAL JUST VALUE		566,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,251

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005021	REPAIR/RRF	0	06/10/2020
B	XFOB	0	05/01/2003
B5070	REPAIR/RRF	500	05/01/2003
M014910	H/AC	0	03/01/2001
B7835	NEW CONSTR	200,000	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0925/1377	3/27/2000	WD	Q	V		41,000

GRANTOR: ADR INVESTMENTS LTD
GRANTEE: THON LAWRENCE R & K

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2001] W25 S6 FOP=[YR=2001] W7 BAS=[YR=2001] N6 W13 N1 W2 N1 W8 S1 W2 S1 W5 N12 W6 STP=[YR=2001] N3 W5 S3 E5 $ W11 S12 W13 STP=[YR=2001] N5 W5 S5 E5 $ W11 S29 W1 S5 E1 S7 E19 FOP=[YR=2001] S8 E13 STP=[YR=2010] S3 E7 N3 W7$ E20 N8 W33 $ E52 N35 $ S5 E7 N5 $ S21 E25N27 $.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2003	2003	05	85	51,000	
7	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2003	2003	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 51,864

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	000134	C	RES POND	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