LOT 12
IN OR 2026/4
NORTH DEERWOOD EST PB 6/173

COBB HARVEY E JR & CHERYL
45438 AMERICAN DREAM DR
CALLAHAN, FL 32011

2026

22-2N-25-1460-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

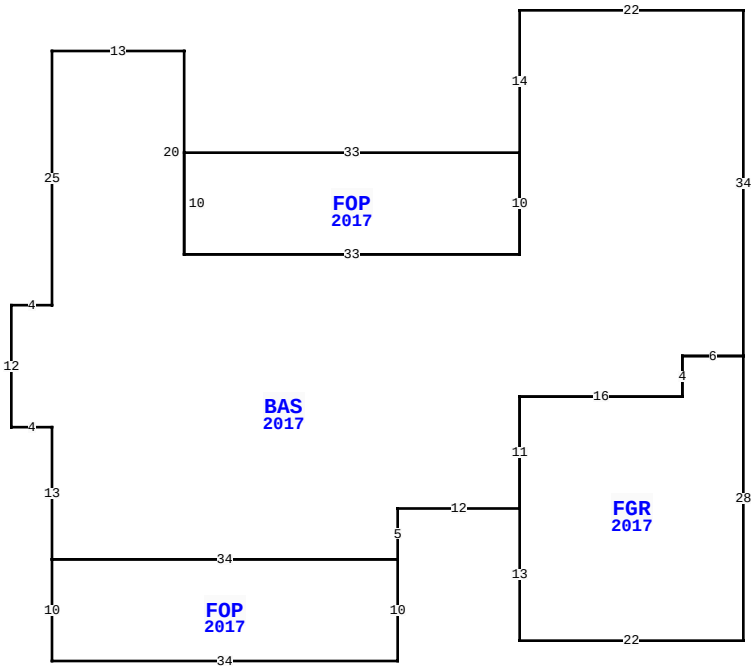
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,440	100	2017	2,440	382,410
FGR	552	55	2017	304	47,645
FOP	330	30	2017	99	15,516
FOP	340	30	2017	102	15,986
TOTALS	3,662			2,945	461,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,945	116.8420	162.41	478,297	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2020 Heated Area: 2440 HX Base Yr 2020



45438 AMERICAN DREAM DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		486,783
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		547,783
SOH/AGL Deduction		170,327
ASSESSED VALUE		377,456
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		326,045
TOTAL JUST VALUE		547,783
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		530,841

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001538	CO ISSUED	0	10/30/2017
B1702916	NEW CONSTR	0	04/05/2017
B1701545	GARAGE	33,817	04/01/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/0004	1/29/2016	WD	Q	V	01	50,000
GRANTOR: BOOS DAVID L & SANDRA						
GRANTEE: COBB HARVEY E JR &						
1005/1128	8/29/2001	WD	Q	V		38,900
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: BOOS DAVID L & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 S14 FOP=[YR=2017] W33 S10 E33 N10$ S10 W33 N20 W13 S25 W4 S12 E4 S13 FOP=[YR=2017] S10 E34 N10 W34$ E34 N5 E12 FGR=[YR=2017] S13 E22 N28 W6 S4 W16 S11$ N11 E16 N4 E6 N34$.

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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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

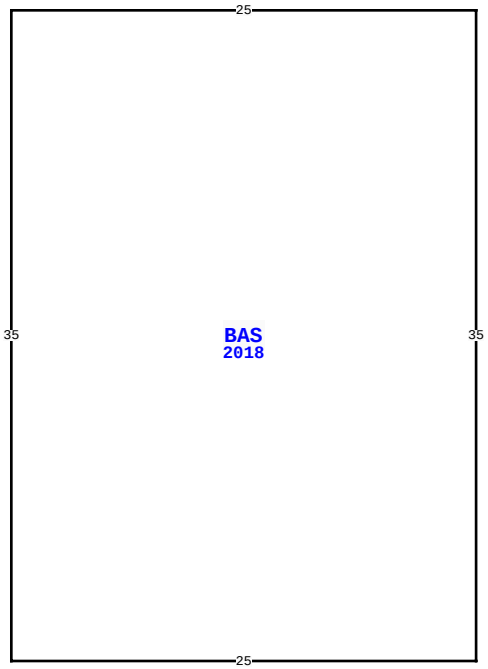
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	875	100	2018	875	25,226
TOTALS	875			875	25,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	875	79.4880	31.00	27,125	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2020 Heated Area: 875 HX Base Yr 2020



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1005/1128	8/29/2001	WD	Q	V		38,900
GRANTOR: ADR INVESTMENTS LTD						
GRANTEE: BOOS DAVID L & SAND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W25 S35 E25 N35$.

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