LOT 14
IN OR 2028/165
NORTH DEERWOOD EST PB 6/173

GAYLOR MICHAEL J & KAREN S
45458 AMERICAN DREAM DR
CALLAHAN, FL 32011

2026

22-2N-25-1460-0014-0000

BUILDING CHARACTERISTICS

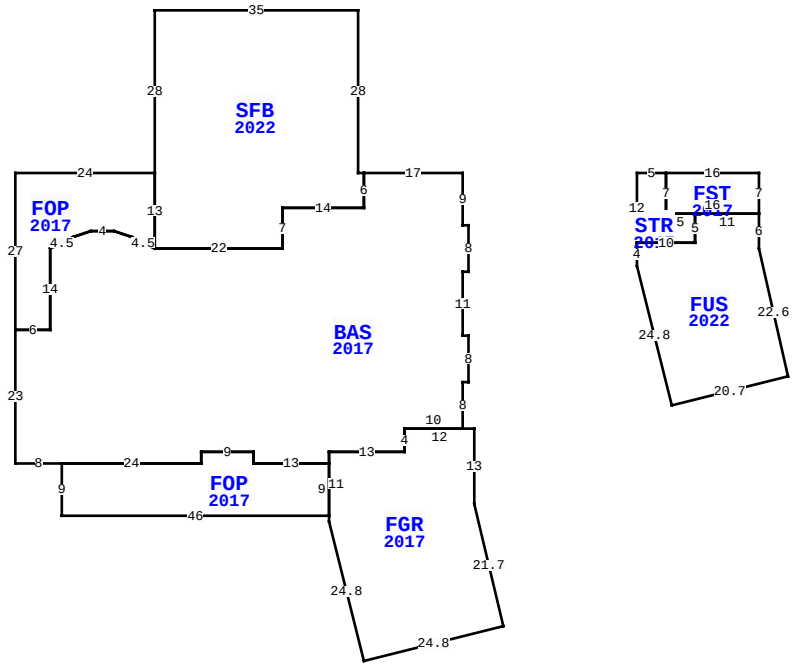
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,031	100	2017	3,031	481,952
FGR	887	55	2017	488	77,596
FOP	361	30	2017	108	17,173
FOP	432	30	2017	130	20,671
FST	112	55	2017	62	9,858
FUS	601	100	2022	601	95,564
SFB	1,350	80	2022	1,080	171,728
STR	85	10	2017	8	1,272
TOTALS	6,859			5,508	875,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	5,508	118.6075	164.86	908,049	2017	2017	0	0	0	3.55	96.45

1 SNGL FAM 100% - 2018 Heated Area: 4712 HX Base Yr 2018



45458 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		893,397
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		954,397
SOH/AGL Deduction		264,162
ASSESSED VALUE		690,235
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		638,824
TOTAL JUST VALUE		954,397
NCON VALUE		17,584
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		912,745

PERMIT NUM	DESCRIPTION	AMT	ISSUED
240012252	MTL GRG		10/31/2024
22001150	ADDITION	203,657	01/20/2022
17000410	CO ISSUED	0	11/06/2017
1700410	NEW CONSTR	400,483	02/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2028/0165	2/09/2016	WD	Q	V	02	69,000
GRANTOR: PARRISH KEVIN & DONNA						
GRANTEE: GAYLOR MICHAEL J &						
1522/1045	8/30/2007	WD	Q	V		115,000
GRANTOR: TOY STANLEY R & CAROL						
GRANTEE: PARRISH KEVIN & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W17 SFB=[YR=2022] W1 N28 W35 S28 FOP=[YR=2017] W24 S27 E6 N14 U2 R4 R3 U1 E4 D1 R3 D2 R4 N13$ S13 E22 N7 E14 N6$ S6 W14 S7 W22 U2 L4 L3 U1 W4 D1 L3 L4 D2 S14 W6 S23 E8 FOP=[YR=2017] S9 E46 FGR=[YR=2017] S1 D24 R6 R24 U6 U21 L5 N13 W12 S4 W13 S11$ N9 W13 N2 W9 S2 W24$ E24 N2 E9 S2 E13 N2 E13 N4 E10 N8 E1 N8 W1 N11 E1 N8 W1 N9$ PTR=E30 STR=[YR=2017] E5 FST=[YR=2017] E16 S7 FUS=[YR=2022] S6 D22 R5 D5 L20 L6 U24 N4E10 N5 E11$ W16 N7$ S7 E5 S5 W10 N12$ W30$.

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 06/11/2025 BY TW 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

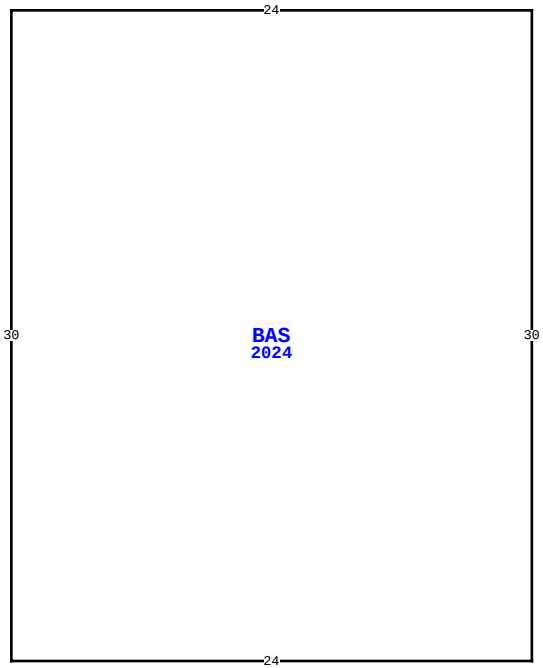
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	17,584
TOTALS	720			720	17,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	24.67	17,762	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2026 Heated Area: 720 HX Base Yr 2018



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1522/1045	8/30/2007	WD	Q	V		115,000
GRANTOR: TOY STANLEY R & CAROL						
GRANTEE: PARRISH KEVIN & DON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E24 S30 W24 N30 $
.

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

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