LOT 17 IN OR 983/912
NORTH DEERWOOD EST PB 6/173

TASSO NATALIE S & ANTHONY C
45425 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2026

22-2N-25-1460-0017-0000

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		6 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

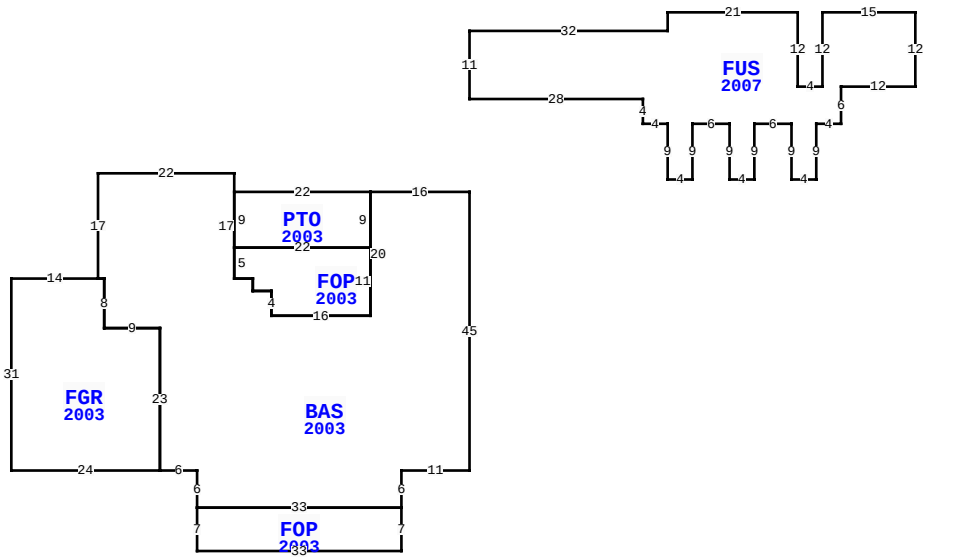
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8018.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,316	100	2003	2,316	297,795
FGR	672	55	2003	370	47,575
FOP	212	30	2003	64	8,229
FOP	231	30	2003	69	8,872
FUS	1,076	100	2007	1,076	138,354
PTO	198	5	2003	10	1,286
TOTALS	4,705			3,905	502,111

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,905	110.7810	153.99	601,331	2003	2003	0	0	0	16.50	83.50

1 SNGL FAM 100% - 2004 Heated Area: 3392 HX Base Yr 2004



45425 AMERICAN DREAM DR, CALLAHAN

BLD DATE	12/11/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		502,111
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		563,111
SOH/AGL Deduction		305,278
ASSESSED VALUE		257,833
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		206,422
TOTAL JUST VALUE		563,111
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		550,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19328	ADDITION	9,000	01/01/2007
M12396	MECH OTHER	0	01/01/2007
B9997	NEW CONSTR	250,896	07/01/2002
E10052	NEW CONSTR	4,500	07/01/2002
R4300	REPAIR/RRF	3,000	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0983/0912	4/26/2001	WD	Q	I		40,900

GRANTOR: ADR INVESTMENTS LTD
GRANTEE: TASSO NATALIE SHAFE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W16 PTO=[YR=2003] W22 S9 FOP=[YR=2003] S5 E3 S2 E3 S4 E16 N11 W22$ E22 N9$ S20 W16 N4 W3 N2 W3 N17 W22 S17
FGR=[YR=2003] W14 S31 E24 N23 W9 N8 W1$ E1 S8 E9 S23 E6 S6
FOP=[YR=2003] S7 E33 N7 W33$ E33 N6 E11 N45$ PTR=N15
FUS=[YR=2007] N11 E32 N3 E21 S12 E4 N12 E15 S12 W12 S6 W4 S9 W4 N9 W6 S9 W4 N9 W6 S9 W4 N9 W4 N4 W28$S15$.

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
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