



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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
BAS	2,786	100
FGR	961	55
FOP	62	30
FOP	311	30
PTO	168	5
STP	6	10
TOTALS	4,294	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,436	117.8980	163.88	563,092	2014	2014	0	0	8.25	91.75
1 SNGL FAM 0% - 2025 Heated Area: 2786 HX Base Yr											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE						
BAS	2,786	100	2014	2,786	418,903						
FGR	961	55	2014	529	79,541						
FOP	62	30	2014	19	2,857						
FOP	311	30	2014	93	13,984						
PTO	168	5	2014	8	1,203						
STP	6	10	2014	1	150						
TOTALS	4,294			3,436	516,637						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
4	0860	POOL/SPA	0	0	0	1.00	UT	50,000.00	50,000.00	100	2015
7	0351	CARPORT MT	0	0	30	600.00	SF	10.00	10.00	100	2025

45401 AMERICAN DREAM DR, CALLAHAN				XF DATE						LAND DATE		05/04/2026	MLU
				INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	50,000.00	50,000.00	100	2015	2015	04	90	45,000				
600.00	SF	10.00	10.00	100	2025	2018	03	74	4,440				
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LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT	1.00

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		537,330	
TOTAL MARKET OB/XF VALUE		49,440	
TOTAL LAND VALUE - MARKET		61,000	
TOTAL MARKET VALUE		647,770	
SOH/AGL Deduction		0	
ASSESSED VALUE		647,770	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		647,770	
TOTAL JUST VALUE		647,770	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		639,549	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531255	GARAGE	40,170	10/01/2015
B1530338	SWIM POOL	30,000	04/01/2015
B1428690	CO ISSUED	0	11/25/2014
B1428690	NEW CONSTR	346,165	05/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2750/1321	11/08/2024	WD	Q	I	02	795,000	
GRANTOR: RHATIGAN CHARLES III							
GRANTEE: GRAY JEFFREY WILLIA							
2458/0148	4/30/2021	WD	Q	I	01	580,000	
GRANTOR: DYBALSKI KEVIN A & KA							
GRANTEE: RHATIGAN CHARLES II							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2014] W36 BAS=[YR=2014] U1 L1 W6 D2 L2 W3											
STP=[YR=2014] N2 W3 S2 E3 \$ W22 PTO=[YR=2014] W8 S21 E8 N21\$											
S44 FGR=[YR=2014] S37 E12 S2 E13 N41 W5 S2 W20\$ E20 N2 E14											
FOP=[YR=2014] S4 E11 N4 W3 N3 W6 S3 W2\$ E2 N3 E6 S3 E14 S9											
E13 N43 W31 U3 L3 N5 U1 L1 \$ D1 R1 S5 D3 R3 E32 N9\$.											



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	07	NONE 100			
Interior Floor	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	900	100	2024	900	19,400
UCP	300	20	2025	60	1,293
TOTALS	1,200			960	20,693

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	960	62.1000	24.22	23,251	2015	2015	0	0	11.00	89.00
2 GARAGE RES		0% - 2025		Heated Area: 900				HX Base Yr			
BAS 2024 UCP 2025											
BLD DATE			LGL DATE					05/04/2026			