

MITCHELL HERBERT/ANCRUM JANICE
45379 AMERICAN DREAM DR
CALLAHAN, FL 32011

22-2N-25-1460-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall Roof Structur03

WD FR STUC 100 GABLE/HIP 100

Roof Cover Interior Wall Interior FloopInterior FlooAir Condition Heating TypeBedrooms Bathrooms FrameStories Units OccupancyQualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

16030511140306022.000808018.00

030511140306022.00080100SINGLE FAMILYMKT AREA08BAS 2013FGR 2013FOP 2013FUS 2013

TOTALS

4,7074,157626,189

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900014,157115.2888160.25666,15920132013006.0094.00

1 SNGL FAM 100% - 2025Heated Area: 3634HX Base Yr 2025

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE626,189

TOTAL MARKET OB/XF VALUE54,520

TOTAL LAND VALUE - MARKET61,000

TOTAL MARKET VALUE741,709

SOH/AGL Deduction362,171

ASSESSED VALUE379,538

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE328,127

TOTAL JUST VALUE741,709

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE610,079

PERMIT NUMDESCRIPTIONAMTISSUED

22002705REPAIR/RRF60,00002/17/2022

B1632145SWIM POOL40,00004/01/2016

B0821274CO ISSUED006/11/2015

M15056MECH OTHER002/01/2010

E22265ELEC OTHER10,00011/01/2009

P13785OTHER006/01/2009

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2739/13759/20/2024WDQI01750,000

GRANTOR: STEVENS DAVID & ELIZA

GRANTEE: MITCHELL HERBERT

1990/08466/17/2015WDUI11100

GRANTOR: VELEBER TROY

GRANTEE: STEVENS DAVID & ELI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W10 FOP=[YR=2013] W25 D3 R3 S5 E19 N5 U3 R3 \$ D3 L3 S5 W19 N5 U3 L3 W5 N16 W31 S11 W2 S15 E2 S29
FGR=[YR=2013] S35 E23 N35 W23\$ E38 FOP=[YR=2013] S5 E13 N5 W3 N6 W7 S6 W3\$ E3 N6 E7 S6 E15 S1 E8 N1 E3 N36 U3 L3 \$ PTR= E15
FUS=[YR=2013] E19 S7 W3 S18 W16 N25\$ W15\$.

LAND DESCRIPTIONTOTAL OB/XF54,520

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000006OR0.000.001.00LT1.001.001.0061,000.0061,000.0061,000

REVIEW DATE01/06/2023BYKWA

Total Acres: 0.00Total Land Value: 61,000Market: 0Agricultural: 0Common: 61,000PRINTED 07/09/2026 BY SYS