



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 50
Exterior Wall	31	HARDIE BRD 50
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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
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NEIGHBORHOOD/LOC	8018.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,950	100	2006	1,950	286,940
FGR	720	55	2012	396	58,270
FOP	272	30	2006	82	12,066
FOP	470	30	2006	141	20,748
FSP	128	40	2012	51	7,504
FUS	1,204	100	2006	1,204	177,168

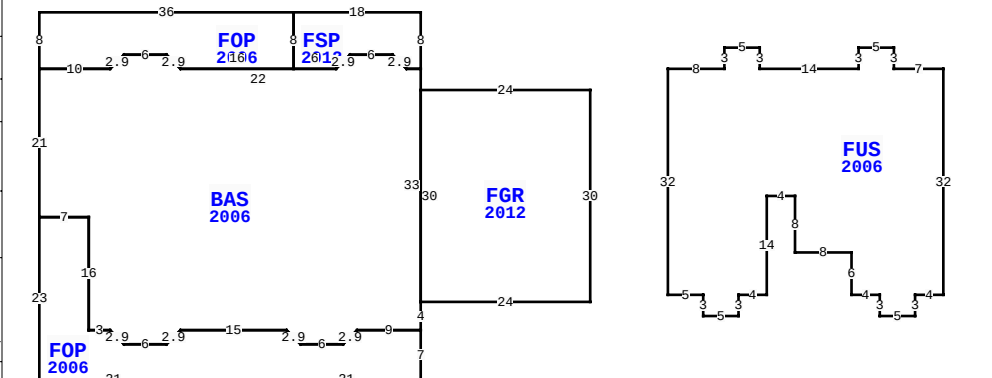
TOTALS	4,744			3,824	562,697
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0510	GARAGE WD-	0	100	30	15	450.00	SF	35.00
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
4	0754	FOP	0	100	15	8	120.00	SF	15.00
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
8	0911	SCRN RM A	0	100	0	0	1,100.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	KWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,824	116.8200	162.38	620,941	2006	2006	0	0	9.38	90.62
1 SNGL FAM 100% - 2020 Heated Area: 3154 HX Base Yr 2020											



45219 AMERICAN DREAM DR, CALLAHAN	BLD DATE	LGL DATE	05/04/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
62,150									

TOTAL OB/XF									
62,150									

Total Acres: 0.00	Total Land Value: 61,000	Market: 0	Agricultural: 0	Common: 61,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		562,697	
TOTAL MARKET OB/XF VALUE		62,150	
TOTAL LAND VALUE - MARKET		61,000	
TOTAL MARKET VALUE		685,847	
SOH/AGL Deduction		244,949	
ASSESSED VALUE		440,898	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		389,487	
TOTAL JUST VALUE		685,847	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		659,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226641	ADDITION	9,950	11/01/2012
E1225566	ELEC OTHER	0	11/01/2012
B1226554	SWIM POOL	32,000	10/01/2012
B26442	REMODEL	14,813	09/03/2012
E17354	TEMP POLE	5,000	05/01/2006
M11576	MECH OTHER	0	05/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2297/0651	8/13/2019	WD	Q	I	01
GRANTOR: WILLIAMS CORAN L III					
GRANTEE: FERREIRA LOUIS & NA					
1716/1277	11/12/2010	WD	U	I	11
GRANTOR: HANCOCK BANK					
GRANTEE: WILLIAMS CORAN L II					

BUILDING NOTES									
FSP=[YR=2012] N8 W18 FOP=[YR=2006] W36 S8 E10 U2 R2 E6 D2 R2 E16 N8\$ S8 E6 U2 R2 E6 D2 R2 E2 BAS=[YR=2006] W2 U2 L2 W6 D2 L2 W22 U2 L2 W6 D2 L2 W10 S21 FOP=[YR=2006] S23 E21 S1 E12 N1 E21 N7 W9 D2 L2 W6 U2 L2 W15 D2 L2 W6 U2 L2 W3 N16 W7\$ E7 S16 E3 D2 R2 E6 U2 R2 E15 D2 R2 E6 U2 R2 E9 N4 FGR=[YR=2012] E24 N30 W24 S30\$ N33\$ PTR=E35 FUS=[YR=2006] E8 N3 E5 S3 E14 N3 E5 S3 E7 S32 W4 S3 W5 N3 W4 N6 W8 N8 W4 S14 W4 S3 W5 N3 W5 N32\$ W35\$.									

BUILDING DIMENSIONS									
FSP=[YR=2012] N8 W18 FOP=[YR=2006] W36 S8 E10 U2 R2 E6 D2 R2 E16 N8\$ S8 E6 U2 R2 E6 D2 R2 E2 BAS=[YR=2006] W2 U2 L2 W6 D2 L2 W22 U2 L2 W6 D2 L2 W10 S21 FOP=[YR=2006] S23 E21 S1 E12 N1 E21 N7 W9 D2 L2 W6 U2 L2 W15 D2 L2 W6 U2 L2 W3 N16 W7\$ E7 S16 E3 D2 R2 E6 U2 R2 E15 D2 R2 E6 U2 R2 E9 N4 FGR=[YR=2012] E24 N30 W24 S30\$ N33\$ PTR=E35 FUS=[YR=2006] E8 N3 E5 S3 E14 N3 E5 S3 E7 S32 W4 S3 W5 N3 W4 N6 W8 N8 W4 S14 W4 S3 W5 N3 W5 N32\$ W35\$.									