

LOT 25
IN OR 2152/1530
NORTH DEERWOOD EST PB 6/173

NICHOLAS-BOVINETTE AMBER M/BOVINETTE JOHN M
45197 AMERICAN DREAM DR
CALLAHAN, FL 32011

2026

22-2N-25-1460-0025-0000



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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,197	100	2004	2,197	290,714
FGR	567	55	2004	312	41,285
FOP	40	30	2004	12	1,588
FSP	282	40	2004	113	14,953
TOTALS	3,086			2,634	348,539

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0006	OR	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,634	112.9920	157.06	413,696	2004	2004	0	0	0 15.75	84.25
1 SNGL FAM 0% - 0 Heated Area: 2197 HX Base Yr											
45197 AMERICAN DREAM DR, CALLAHAN											

BLD DATE		LGL DATE	05/04/2026
XF DATE		LAND DATE	MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		348,539	
TOTAL MARKET OB/XF VALUE		3,010	
TOTAL LAND VALUE - MARKET		61,000	
TOTAL MARKET VALUE		412,549	
SOH/AGL Deduction		0	
ASSESSED VALUE		412,549	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		412,549	
TOTAL JUST VALUE		412,549	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		419,950	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013250	REPAIR/RRF	9,258	09/29/2021
B12409	NEW CONSTR	157,934	03/01/2004
R5895	REPAIR/RRF	2,800	03/01/2004
W108	XFOB	0	06/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2152/1530	10/16/2017	WD	Q	I	01	288,900
GRANTOR: DYBALKSI EDWARD A						
GRANTEE: NICHOLAS-BOVINETTE						
2039/0337	4/08/2016	WD	Q	I	01	205,000
GRANTOR: MCG HOMES LLC						
GRANTEE: DYBALKSI EDWARD A						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W13 FSP=[YR=2004] W30 S10 E2 N2 E9 S2 E19 N10\$ S10 W19 N2 W9 S2 W2 N20 W19 S35 FGR=[YR=2004] S27 E21 N27 W21\$ E21 S16 E10 FOP=[YR=2004] S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 S7 E13 N48 \$.									