

LOT 27
IN OR 1740/1197
NORTH DEERWOOD EST PB 6/173

BASSETT TAMMIE D
45159 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2026

22-2N-25-1460-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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

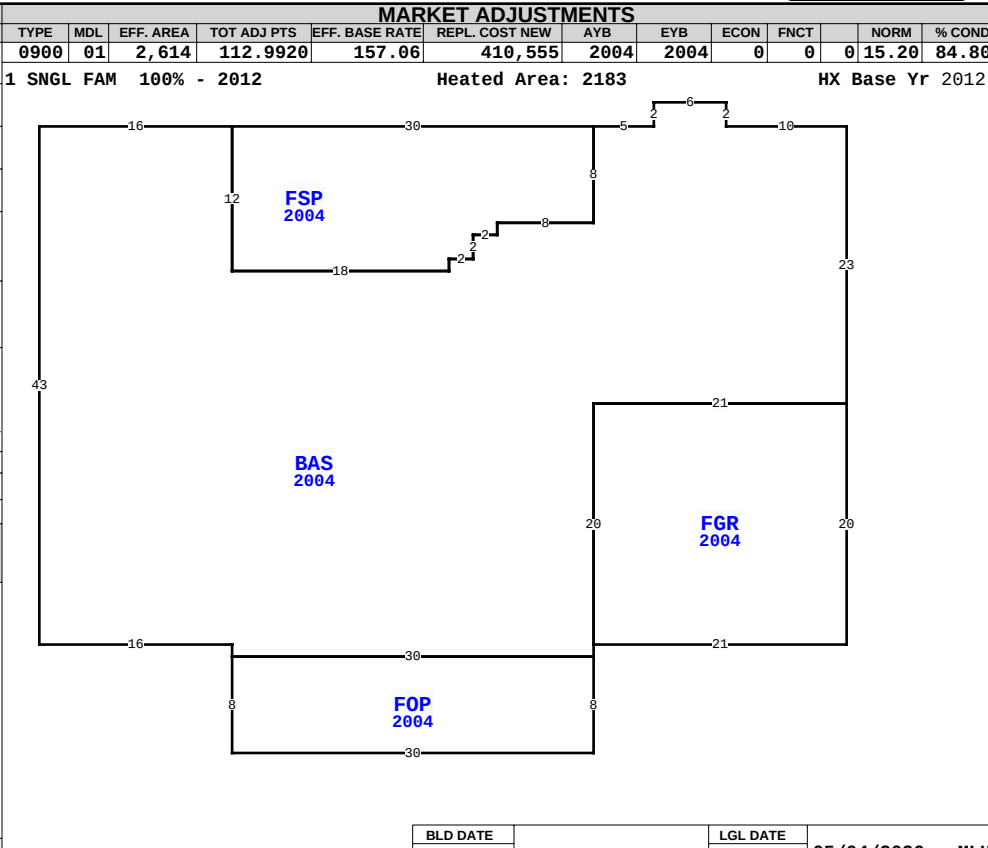
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,183	100	2004	2,183	290,747
FGR	420	55	2004	231	30,766
FOP	240	30	2004	72	9,589
FSP	320	40	2004	128	17,048
TOTALS	3,163			2,614	348,151

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
6	0680	POLE SHED	1	100	30	20	600.00	SF	10.00

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



45159 AMERICAN DREAM DR, CALLAHAN									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/04/2026 MLU									

TOTAL OB/XF									
53,230									
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

Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 2 6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					380,863				
TOTAL MARKET OB/XF VALUE					53,230				
TOTAL LAND VALUE - MARKET					61,000				
TOTAL MARKET VALUE					495,093				
SOH/AGL Deduction					265,541				
ASSESSED VALUE					229,552				
TOTAL EXEMPTION VALUE					HX HB VX WX 61,411				
BASE TAXABLE VALUE					168,141				
TOTAL JUST VALUE					495,093				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					487,471				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21008770	REPAIR/RRF	11,500	07/02/2021
1900802	GARAGE	57,360	02/01/2019
B25036	SWIM POOL	34,500	08/01/2011
M7773	H/AC	0	01/01/2004
B11829	NEW CONSTR	158,567	10/01/2003

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1740/1197	5/26/2011	WD	U	I	38	165,000			
GRANTOR: ANDERSON JOE M & BILL									
GRANTEE: BASSETT MILTON L &									
1373/0497	12/12/2005	WD	Q	I		266,000			
GRANTOR: CARTER BETTY C & ROBE									
GRANTEE: ANDERSON JOE MICHAEL									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W10 N2 W6 S2 W5 FSP=[YR=2004] W30 S12 E18 N1 E2 N2 E2 N1 E8 N8 \$ S8 W8 S1 W2 S2 W2 S1 W18 N12 W16 S43 E16 S1 FOP=[YR=2004] S8 E30 N8 W30 \$ E30 N1 FGR=[YR=2004] E21 N20 W21 S20 \$ N20 E21 N23 \$.									

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