PT OF LOT 3
IN OR 2313/1241
SUB OF 49 PB 2/15

GORDON AMY D
45284 AMERICAN DREAM DRIVE
CALLAHAN, FL 32011

2026

49-2N-25-4100-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

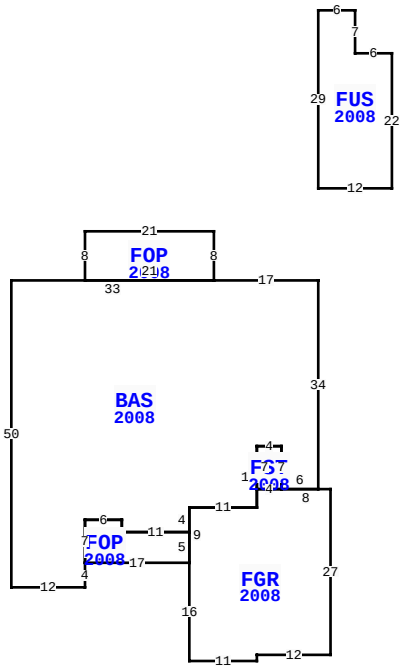
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,004	100	2008	2,004	261,312
FGR	599	55	2008	329	42,900
FOP	97	30	2008	29	3,781
FOP	168	30	2008	50	6,520
FST	28	55	2008	15	1,956
FUS	306	100	2008	306	39,901
TOTALS	3,202			2,733	356,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,733	107.5200	149.45	408,447	2008	2008	0	0	0	12.75	87.25

1 SNGL FAM 0% - 0 Heated Area: 2310 HX Base Yr



45112 AIRSTREAM AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/10/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	356,370
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	68,000
TOTAL MARKET VALUE	424,370
SOH/AGL Deduction	72,197
ASSESSED VALUE	352,173
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	352,173
TOTAL JUST VALUE	424,370
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,509

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4074	NEW CONSTR	0	10/01/2016
3107	N/C	0	09/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2313/1241	10/22/2019	QC	U	I	11	100
GRANTOR: LIVINGSTON DARRELL						
GRANTEE: GORDON AMY D						
1669/0681	3/26/2010	QC	U	I	11	100
GRANTOR: LIVINGSTON BONNIE SUE						
GRANTEE: LIVINGSTON DARRELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W17 FOP=[YR=2008] N8 W21 S8 E21$ W33 S50 E12 N4 FOP=[YR=2008] E17 FGR=[YR=2008] S16 E11 N1 E12 N27 W8 FST=[YR=2008] N7 W4 S7 E4$ W4 S3 W11 S9$ N5 W11 N2 W6 S7$ N7 E6 S2 E11 N4 E11 N10 E4 S7 E6 N34 $ PTR=N15 FUS=[YR=2008] N29 E6 S7 E6 S22 W12$ S15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	0		RL	100.00	127.00	100.00	FF		1.00	1.00	1.00	680.00	680.00	68,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 68,000 Market: 0 Agricultural: 0 Common: 68,000 PRINTED 07/09/2026 BY SYS