

LOT 1
IN OR 2168/1967
AMHURST OAKS PB 7/180

WALKER DWAYNE K
45013 AMHURST OAKS DR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0001-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																					
Exterior Wall	10	ABOVE AVG 100	0100	01	2,365	114.2680	103.13	243,902	2015	2015	0	0	0	3.00	97.00	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022														Heated Area: 2315										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																		
Interior Wall	05	DRYWALL 100																																		
Interior Floo	14	CARPET 60																																		
Interior Floo	08	SHT VINYL 40																																		
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			07																													
NEIGHBORHOOD/LOC			7003.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
AOF	435	110	478	47,817																																
BAS	1,880	100	1,880	188,067																																
FOP	20	30	6	600																																
PTO	28	5	1	100																																
TOTALS			2,363		2,365	236,585																														
EXTRA FEATURES			45013 AMHURST OAKS DR, CALLAHAN																																	
L N	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																				
1	0855	CONC PAVER	0 100	0	0	824.00	SF	10.00	10.00	100	2015	2015	3	96	7,910																					
LAND DESCRIPTION																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES								YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000																			
REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																																				