LOT 7
AMHURST OAKS PB 7/180

BROWN HEATHER L
45081 AMHURST OAKS DR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0007-0000

BUILDING CHARACTERISTICS

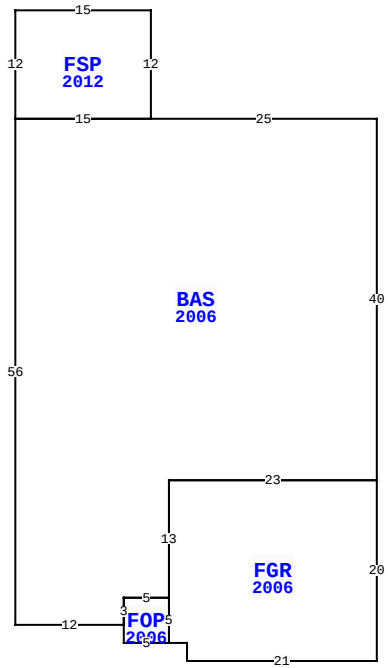
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	1,857	100	1,857	186,706
FGR	456	55	251	25,236
FOP	25	30	8	804
FSP	180	40	72	7,239
TOTALS	2,518		2,188	219,985

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	120.6282	108.87	238,208	2006	2006	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2022 Heated Area: 1857 HX Base Yr 2022



45081 AMHURST OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		219,985
TOTAL MARKET OB/XF VALUE		6,580
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		266,565
SOH/AGL Deduction		33,349
ASSESSED VALUE		233,216
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,216
TOTAL JUST VALUE		266,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2912	NEW CONSTR	124,194	05/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2454/1616	4/22/2021	WD	U	I	11	100
GRANTOR: BURNS ANDREW L						
GRANTEE: BROWN HEATHER L						
2454/1358	4/20/2021	WD	Q	I	01	210,000
GRANTOR: ROBERTSON STEVE & DAW						
GRANTEE: BURNS ANDREW L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FSP=[YR=2012] N12 W15 S12 E15 $ W15 S56 E12 FOP=[YR=2006] N3 E5 S5 W5 N2 $ N3 E5 FGR=[YR=2006] N13 E23 S20 W21 N2 W2 N5 $ N13 E23 N40 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	742.00	SF	5.20	5.20	100	2006	2006	3	88	3,395	

LAND DESCRIPTION

TOTAL OB/XF 6,580

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	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 02/16/2017 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS