LOT 11
IN OR 2164/1330
AMHURST OAKS PB 7/180

LESTER JOHN PHILLIP JR
45127 AMHURST OAKS DR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0011-0000

BUILDING CHARACTERISTICS

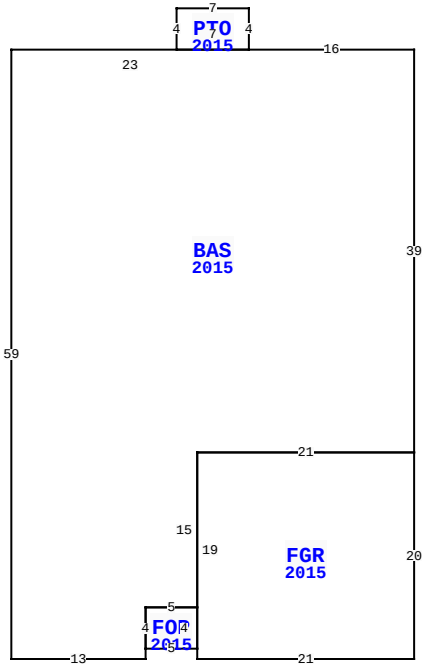
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,856	100	1,856	189,160
FGR	420	55	231	23,543
FOP	20	30	6	611
PTO	28	5	1	102
TOTALS	2,324		2,094	213,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	116.4240	105.07	220,017	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1856 HX Base Yr 2023



45127 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		213,416
TOTAL MARKET OB/XF VALUE		4,137
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		257,553
SOH/AGL Deduction		0
ASSESSED VALUE		257,553
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		207,553
TOTAL JUST VALUE		257,553
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3924	NEW CONSTR	0	04/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2164/1330	11/14/2017	WD	Q	I	01	180,000
GRANTOR: BRANDON ADAM E &						
GRANTEE: LESTER JOHN PHILLIP						
2000/1836	8/31/2015	SW	Q	I	01	152,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BRANDON ADAM E & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 PTO=[YR=2015] N4 W7 S4 E7$ W23 S59 E13 N1
FOP=[YR=2015] E5 FGR=[YR=2015] S1 E21 N20 W21 S19$ N4 W5 S4$
N4 E5 N15 E21 N39$.

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	0810	CONCRETE A	0	100	0	0	663.00	SF	6.50	6.50	100	2015	2015	3	96	4,137	

LAND DESCRIPTION

TOTAL OB/XF 4,137

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		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