LOT 12
AMHURST OAKS PB 7/180

CLARKE ELIZABETH & EDWARD
45131 AMHURST OAKS DRIVE
CALLAHAN, FL 32011

2023

51-2N-25-015A-0012-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

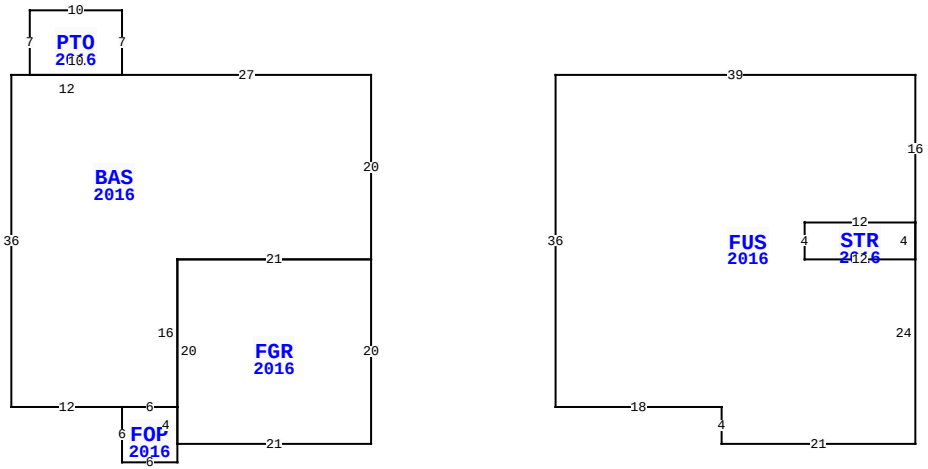
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	108,170
FGR	420	55	231	23,396
FOP	36	30	11	1,114
FUS	1,488	100	1,488	150,709
PTO	70	5	4	406
STR	48	10	5	506
TOTALS	3,130		2,807	284,301

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,807	115.1040	103.88	291,591	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2556 HX Base Yr



45131 AMHURST OAKS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	284,301
TOTAL MARKET OB/XF VALUE	4,079
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	328,380
SOH/AGL Deduction	21,258
ASSESSED VALUE	307,122
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,122
TOTAL JUST VALUE	328,380
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	279,202

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3992	NEW CONSTR	198,900	12/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/0751	2/10/2021	WD	Q	I	01	279,900
GRANTOR: FERENCHIK DENNIS P SR						
GRANTEE: CLARKE ELIZABETH &						
2036/1618	3/29/2016	SW	Q	I	01	188,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FERENCHIK DENNIS P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 PTO=[YR=2016] N7 W10 S7 E10$ W12 S36 E12 FOP=[YR=2016] S6 E6 N2 FGR=[YR=2016] E21 N20 W21 S20$ N4 W6$ E6 N16 E21 N20$ PTR=E20 FUS=[YR=2016] E39 S16 STR=[YR=2016] S4 W12 N4 E12$ S24 W21 N4 W18 N36$ W20$.

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	0	0	0	647.00	SF	6.50	6.50	100	2016	2016	3	97	4,079	

LAND DESCRIPTION

TOTAL OB/XF 4,079

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	0		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