

LOT 14
IN OR 1590/1265
AMHURST OAKS PB 7/180

JOHNSON CHRISTOPHER L & RHONDA R
45138 AMHURST OAKS DRIVE
CALLAHAN, FL 32011

2023

51-2N-25-015A-0014-0000



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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100	1,879	183,400
FGR	461	55	254	24,791
FOP	52	30	16	1,562
FOP	120	30	36	3,514
FUS	266	100	266	25,963

TOTALS	2,778		2,451	239,229
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	
2	0475	VF 4 SBPL	0	100	0	0	294.00	LF	14.00	14.00	
3	0469	VF LATTIC	0	100	0	0	294.00	SF	5.50	5.50	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	
5	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	
6	0855	CONC PAVER	0	100	0	0	90.00	SF	7.00	7.00	
7	0861	POOL GUNIT	0	100	0	0	445.00	SF	85.00	85.00	
8	0855	CONC PAVER	0	100	0	0	1,060.00	SF	10.00	10.00	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT	

REVIEW DATE	01/06/2023	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,451	117.1104	105.69	259,046	2006	2006	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2009 Heated Area: 2145 HX Base Yr 2009											

45138 AMHURST OAKS DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0811	CONCRETE B	0	100	0	0	702.00	SF	5.20	5.20	100	2006	2006	3	88	3,212	
2	0475	VF 4 SBPL	0	100	0	0	294.00	LF	14.00	14.00	100	2008	2008	3	76	3,128	
3	0469	VF LATTIC	0	100	0	0	294.00	SF	5.50	5.50	100	2008	2008	3	76	1,229	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	76	456	
5	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	2008	2008	3	40	2,592	
6	0855	CONC PAVER	0	100	0	0	90.00	SF	7.00	7.00	100	2008	2008	3	90	567	
7	0861	POOL GUNIT	0	100	0	0	445.00	SF	85.00	85.00	100	2017	2017	3	87	32,908	
8	0855	CONC PAVER	0	100	0	0	1,060.00	SF	10.00	10.00	100	2017	2017	3	97	10,282	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2017	2017	3	82	820	

TOTAL OB/XF											
55,194											

Market:	0
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 1 Tax Dist:											
BUILDING MARKET VALUE											
239,229											
TOTAL MARKET OB/XF VALUE											
55,194											
TOTAL LAND VALUE - MARKET											
40,000											
TOTAL MARKET VALUE											
334,423											
SOH/AGL Deduction											
133,882											
ASSESSED VALUE											
200,541											
TOTAL EXEMPTION VALUE											
HX HB VX 55,000											
BASE TAXABLE VALUE											
145,541											
TOTAL JUST VALUE											
334,423											
NCON VALUE											
44,010											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
247,481											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2946	NEW CONSTR	143,736	07/20/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1590/1265	10/24/2008	WD	U	I	05	163,000	
GRANTOR: LASALLE BANK NATL ASS							
GRANTEE: JOHNSON CHRISTOPHER							
1563/1800	4/29/2008	CT	U	I	14	100	
GRANTOR: CLERK OF COURT							
GRANTEE: LASALLE BANK NATL A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W17 FOP=[YR=2006] N10 W12 S10 E12 \$ W12 W20											
S33 FGR=[YR=2006] S23 E21 N14 N7 W11 N2 W10 \$ E10 S2 E11 S7											
E9 FOP=[YR=2006] E2 N2 E6 S2 E2 S4 W10 N4 \$ E2 N2 E6 S2 E2											
E9 N42 \$ PTR=E30 FUS=[YR=2006] W6 N5 W6 S24 E2 S1 E8 N1 E2											
N19 \$ W30 \$.											

LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
40,000							

Common:	40,000
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