LOT 17
AMHURST OAKS PB 7/180

SFR INVESTMENTS V BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

51-2N-25-015A-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

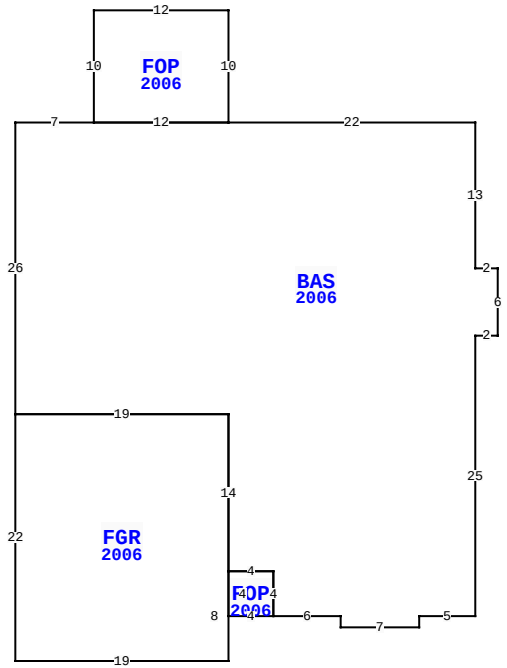
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,465	100	1,465	156,158
FGR	418	55	230	24,516
FOP	16	30	5	533
FOP	120	30	36	3,837
TOTALS	2,019		1,736	185,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,736	127.8200	115.36	200,265	2006	2006	0	0	0	7.60	92.40

1 SINGLE FAM – 0% - 2023 Heated Area: 1465 HX Base Yr



45098 AMHURST OAKS DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	185,045
TOTAL MARKET OB/XF VALUE	3,386
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	228,431
SOH/AGL Deduction	0
ASSESSED VALUE	228,431
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,431
TOTAL JUST VALUE	228,431
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	196,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2913	NEW CONSTR	109,194	05/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2566/1568	5/26/2022	WD	Q	I	01	320,000
GRANTOR: WATERMAN BRANDON RAY						
GRANTEE: SFR INVESTMENTS V B						
2407/0185	11/06/2020	WD	Q	I	01	208,000
GRANTOR: ROUNTREE ROBERT JEREM						
GRANTEE: WATERMAN BRANDON RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] W12 N10 E12 S10 $ W12 W7
S26 FGR=[YR=2006] S22 E19 N8 N14 W19 $ E19 S14 FOP=[YR=2006]
E4 S4 W4 N4 $ E4 S4 E6 S1 E7 N1 E5 N25 E2 N6 W2 N13$.

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	0811	CONCRETE B	0	0	0	0	740.00	SF	5.20	5.20	100	2006	2006	3	88	3,386	

LAND DESCRIPTION

TOTAL OB/XF 3,386

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	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 01/06/2023 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS