

MURPHY ABBY
45076 AMHURST OAKS DR
CALLAHAN, FL 32011

51-2N-25-015A-0019-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 80

Exterior Wall16WD FR STUC 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100
3 100
2 100

BathroomsFrame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7003.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,5431001,543161,208

FGR4405524225,283

FOP22307731

FOP13030394,075

TOTALS2,1351,831191,297

EXTRA FEATURES

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONEFNCNORM% COND

0100011,831125.2900113.07207,03120062006007.6092.40

1 SINGLE FAM - 100% - 2015Heated Area: 1543HX Base Yr 2015

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

ORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

100200620063913,185

100200620063883,734

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPCT UNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CSFRSFR1000006PUD0.000.001.00LT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE01/06/2023BYKBA

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE191,297

TOTAL MARKET OB/XF VALUE6,919

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE238,216

SOH/AGL Deduction103,591

ASSESSED VALUE134,625

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE84,625

TOTAL JUST VALUE238,216

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE202,630

SALES DATA

OFF RECORD NumberDATE

TYPE INSTQ U V I RSN CD

SALE PRICE

1942/085910/10/2014SWUUI18123,500

GRANTOR: US SECRETARY OF HOUSI

GRANTEE: MURPHY ABBY

1923/12215/06/2014SWUUI12100

GRANTOR: BANK OF AMERICA N A

GRANTEE: US SECRETARY OF HOU

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 FOP=[YR=2006] S10 W13 N10 E13 \$ S10 W13 W21 S30 FGR=[YR=2006] S20 E22 N20 W22 \$ E22 E5 FOP=[YR=2006] /E2/N2 N1 E5 S4 W7 N1 \$ S1 E7 S2 E12 N43 \$.