LOT 21
IN OR 2103/1311
AMHURST OAKS PB 7/180

JANNEY SUSAN J
45052 AMHURST OAKS DR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

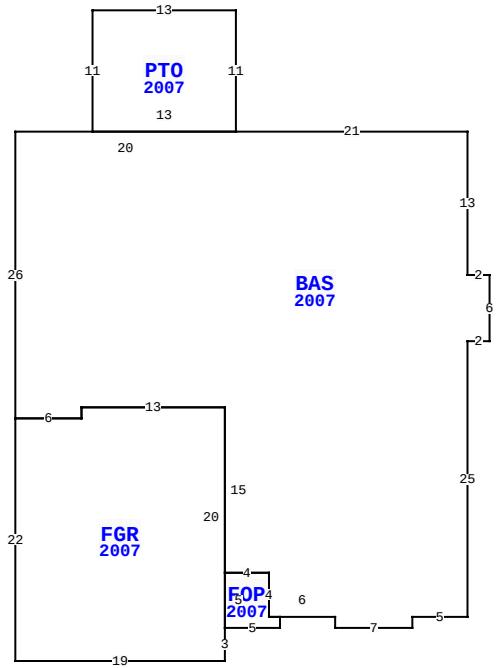
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,452	100	1,452	152,294
FGR	431	55	237	24,858
FOP	21	30	6	630
PTO	143	5	7	734
TOTALS	2,047		1,702	178,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	124.9600	112.78	191,952	2007	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1452 HX Base Yr 2018



45052 AMHURST OAKS DR, CALLAHAN

BLD DATE	07/02/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		178,515
TOTAL MARKET OB/XF VALUE		4,010
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		222,525
SOH/AGL Deduction		77,304
ASSESSED VALUE		145,221
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		95,221
TOTAL JUST VALUE		222,525
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3019	NEW CONSTR	111,810	02/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1311	2/27/2017	WD	Q	I	01	150,000
GRANTOR: PICKETT JULIE WARREN						
GRANTEE: JANNEY SUSAN J						
2061/1969	6/02/2016	SW	U	I	12	93,800
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: PICKETT JULIE WARRE						

BUILDING NOTES

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	100	0	0	717.00	SF	5.20	5.20	100	2007	2007	3	89	3,318	
2	1076	TRELLIS A	0	100	10	13	130.00	SF	7.50	7.50	100	2012	2012	3	71	692	

BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N11 W13 S11 E13$ W20S26
FGR=[YR=2007] S22 E19 N3 FOP=[YR=2007] E5 N1 W1 N4 W4 S5$
N20 W13 S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E7 N1 E5 N25 E2 N6
W2 N13$.

LAND DESCRIPTION

TOTAL OB/XF 4,010

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	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