LOT 22
IN OR 2056/1669
AMHURST OAKS PB 7/180

WATSON TODD
45040 AMHURST OAKS DR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0022-0000

BUILDING CHARACTERISTICS

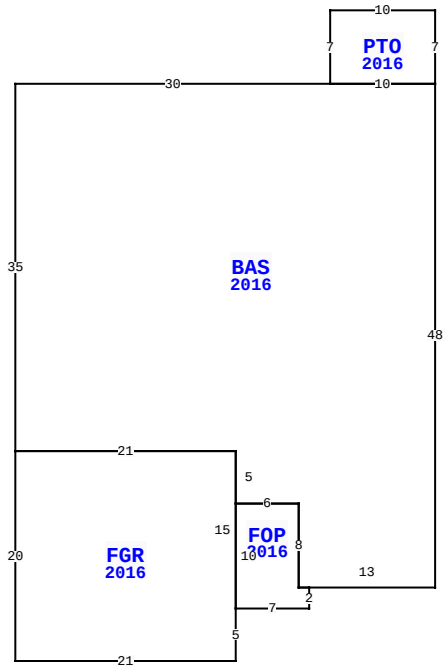
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,599	100	1,599	166,847
FGR	420	55	231	24,104
FOP	62	30	19	1,982
PTO	70	5	4	417
TOTALS	2,151		1,853	193,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	118.5800	107.02	198,308	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1599 HX Base Yr



45040 AMHURST OAKS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	193,350
TOTAL MARKET OB/XF VALUE	4,388
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	237,738
SOH/AGL Deduction	38,199
ASSESSED VALUE	199,539
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	199,539
TOTAL JUST VALUE	237,738
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	203,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4027	NEW CONSTR	0	03/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2056/1669	6/30/2016	SW	Q	I	01	135,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: WATSON TODD						
2033/1058	3/10/2016	SW	U	V	30	240,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W30 S35 FGR=[YR=2016] S20 E21 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10$ N15 W21$ E21 S5 E6 S8 E13 N48 W10$ E10 N7$.

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	696.00	SF	6.50	6.50	100	2016	2016	3	97	4,388	

LAND DESCRIPTION

TOTAL OB/XF 4,388

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 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