

DAVIS SCOTT JR & TINA RAU
45071 DUTTON WAY
CALLAHAN, FL 32011

51-2N-25-015A-0028-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 8016WD FR STUC 2003GABLE/HIP 10003COMP SHNGL 10005DRYWALL 10014CARPET 7011CLAY TILE 3003CENTRAL 10004AIR DUCTED 1003 1002 10002WOOD FRAME 1001. 1. 1000 10000NONE 10005Quality Level 050100SINGLE FAMILYMAP NUMMKT AREA07NEIGHBORHOOD/LOC7003.00BAS1,4521001,452151,457FGR4315523724,721FOP16305521FOP12030363,755TOTALS2,0191,730180,454EXTRA FEATURES45071 DUTTON WAY, CALLAHANL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES10811CONCRETE B01000680.00SF5.205.20100200820083903,182LAND DESCRIPTIONTOTAL OB/XF3,182LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CSFR100PUD0.000.001.00LT1.001.001.0040,000.0040,000.0040,000REVIEW DATE04/30/2018BYKBXTotal Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPETYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND0100011,730123.7500111.68193,20620082008006.6093.40VALUATION BYSTANDARDTax Group: 1Tax Dist:BUILDING MARKET VALUE180,454TOTAL MARKET OB/XF VALUE3,182TOTAL LAND VALUE - MARKET40,000TOTAL MARKET VALUE223,636SOH/AGL Deduction107,841ASSESSED VALUE115,795TOTAL EXEMPTION VALUEHX HB50,000BASE TAXABLE VALUE65,795TOTAL JUST VALUE223,636NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE192,318SALES DATAOFF RECORD NumberDATETYPEINSTQUVIIRSN CD SALE PRICE1869/04096/13/2013QCUII11100GRANTOR:DAVIS SCOTT JR & TINAGRANTEE:DAVIS SCOTT JR & TI1573/10946/25/2008WDQII155,800GRANTOR:TOUSA HOMES INCGRANTEE:DAVIS SCOTT & TINABUILDING NOTESTOTAL ADJ UNIT PRICE3,182BUILDING DIMENSIONSBAS=[YR=2008] W7 FOP=[YR=2008] N10 W12 S10 E12\$ W34 S13 W2 S6 E2 S25 E5 S1 E7 N1 E6 FOP=[YR=2008] E4 FGR=[YR=2008] S4 E19 N22 W6 N1 W13 S19\$ N4 W4 S4\$ N4 E4 N15 E13 S1 E6 N26\$.BAS 2008FOP 2008FGR 2008FOP 2008

NASSAU COUNTY PROPERTY

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