LOT 32
IN OR 1627/1979
AMHURST OAKS PB 7/180

HAWTHORNE TOM RON
45117 DUTTON WAY
CALLAHAN, FL 32011

2023

51-2N-25-015A-0032-0000

BUILDING CHARACTERISTICS

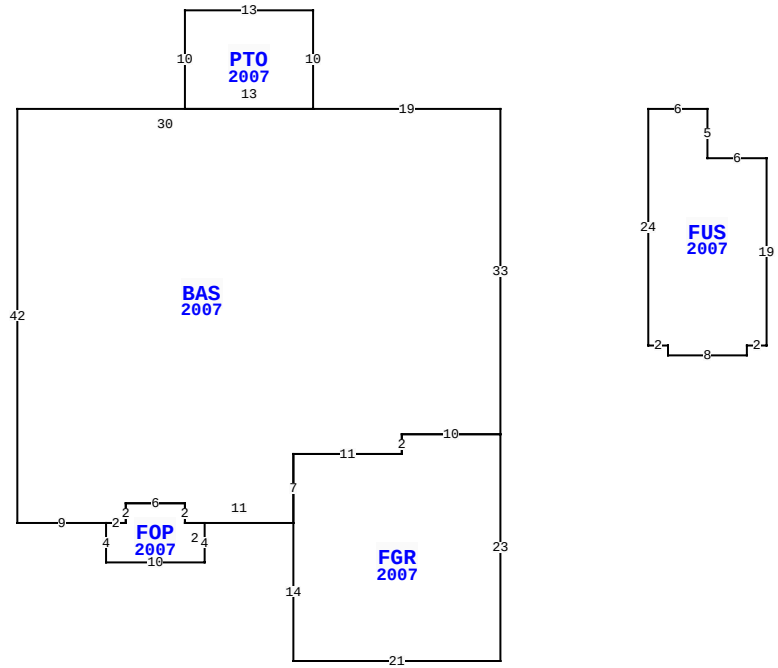
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,879	100	1,879	190,043
FGR	461	55	254	25,690
FOP	52	30	16	1,618
FUS	266	100	266	26,903
PTO	130	5	6	607
TOTALS	2,788		2,421	244,860

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	120.6282	108.87	263,574	2007	2007	0	0	0	7.10	92.90

1 SINGLE FAM – 100% - 2010 Heated Area: 2145 HX Base Yr



45117 DUTTON WAY, CALLAHAN

BLD DATE	01/30/2007 KW	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		244,860
TOTAL MARKET OB/XF VALUE		3,906
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		288,766
SOH/AGL Deduction		0
ASSESSED VALUE		288,766
TOTAL EXEMPTION VALUE	13	288,766
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		288,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,558

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2986	CO ISSUED	0	06/28/2007
B2986	NEW CONSTR	135,594	10/04/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1627/1979	7/03/2009	WD	U	I	12	166,000
GRANTOR: DAVID KENNETH						
GRANTEE: HAWTHORNE TOM RON						
1511/1694	7/11/2007	WD	Q	I		222,200
GRANTOR: TOUSA HOMES INC						
GRANTEE: DAVID KENNETH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W19 PTO=[YR=2007] N10 W13 S10 E13$ W30 S42 E9
FOP=[YR=2007] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11
FGR=[YR=2007] S14 E21 N23 W10 S2 W11 S7$ N7 E11 N2 E10 N33$
PTR=E15 FUS=[YR=2007] E6 S5 E6 S19 W2 S1 W8 N1 W2 N24$ W15$.

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	844.00	SF	5.20	5.20	100	2007	2007	3	89	3,906	

LAND DESCRIPTION

TOTAL OB/XF 3,906

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 02/16/2017 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS