

LOT 36
IN OR 2068/787
AMHURST OAKS PB 7/180

REVELS MANDY & RALPH D II
45163 DUTTON WAY
CALLAHAN, FL 32011

2023

51-2N-25-015A-0036-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1														
Exterior Wall	10	ABOVE AVG 100	0100	01	2,156	117.5020	106.05	228,644	2016	2016	0	0	0	2.50	97.50	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2017													Heated Area: 1915														
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017														
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		4 100																												
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	1,915	100	1,915	198,009																										
FGR	420	55	231	23,886																										
FOP	20	30	6	620																										
PTO	70	5	4	413																										
TOTALS			2,425	2,156	222,928																									
EXTRA FEATURES			45163 DUTTON WAY, CALLAHAN																											
L N	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	100	0	0	701.00	SF	6.50	6.50	100	2016	2016	3	97	4,420														
2	0476	VF 6 SBPL	0	100	0	0	58.00	LF	32.00	32.00	100	2018	2018	3	95	1,763														
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	95	285														
LAND DESCRIPTION			TOTAL OB/XF 6,468																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		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																														