LOT 38
AMHURST OAKS PB 7/180

DAVIS STEVEN/
45195 DUTTON WAY
CALLAHAN, FL 32011

**2023**

**51-2N-25-015A-0038-0000**

## BUILDING CHARACTERISTICS

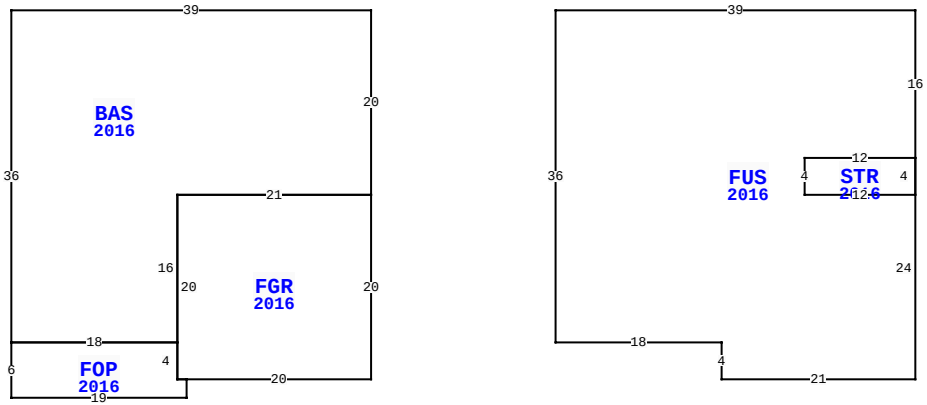
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 3 100 |
| 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 | 1,068 | 100 | 1,068 | 105,192 |
| FGR | 420 | 55 | 231 | 22,753 |
| FOP | 110 | 30 | 33 | 3,251 |
| FUS | 1,488 | 100 | 1,488 | 146,560 |
| STR | 48 | 10 | 5 | 492 |
| TOTALS | 3,134 | | 2,825 | 278,247 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,825 | 111.9360 | 101.02 | 285,382 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 100% - 2017 Heated Area: 2556 HX Base Yr 2017




45195 DUTTON WAY, 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 | | 278,247 |
| TOTAL MARKET OB/XF VALUE | | 4,697 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 322,944 |
| SOH/AGL Deduction | | 134,195 |
| ASSESSED VALUE | | 188,749 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 138,749 |
| TOTAL JUST VALUE | | 322,944 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 280,987 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E224530 | SOLAR PANELS | 0 | 04/01/2022 |
| B4036 | NEW CONSTR | 0 | 03/21/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 7/29/2016 | CN | Q | I | 01 | 187,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: DAVIS STEVEN | | | | | | |
| 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

BAS=[YR=2016] W39 S36 FOP=[YR=2016] S6 E19 N2 FGR=[YR=2016] E20 N20 W21 S20 E1$ W1 N4 W18$ E18 N16 E21 N20$ PTR=E20 FUS=[YR=2016] E39 S16 STR=[YR=2016] W12 S4 E12 N4$ S24 W21 N4 W18 N36$ W20$.

## 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 | 100 | 0 | 0 | 745.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 4,697 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,697

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS