

LOT 40
IN OR 1695/467
AMHURST OAKS PB 7/180

ROSENBERRY-DAVIS MICOLLE/DAVIS MATTHEW
45219 DUTTON WAY
CALLAHAN, FL 32011

2023

51-2N-25-015A-0040-0000



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	31	HARDIE BRD 80	0100	01	2,459	120.2784	108.55	266,924	2006	2006	0	0	8.40	91.60	VALUATION BY STANDARD																							
Exterior Wall	20	FACE BRICK 20	1 SINGLE FAM - 100% - 2011												Heated Area: 2114												HX Base Yr 2011											
Roof Structure	03	GABLE/HIP 100													Tax Group: 1												Tax Dist:											
Roof Cover	03	COMP SHNGL 100													BUILDING MARKET VALUE												244,502											
Interior Wall	05	DRYWALL 100													TOTAL MARKET OB/XF VALUE												26,140											
Interior Floor	14	CARPET 70													TOTAL LAND VALUE - MARKET												40,000											
Interior Floor	11	CLAY TILE 30													TOTAL MARKET VALUE												310,642											
Air Condition	03	CENTRAL 100													SOH/AGL Deduction												143,634											
Heating Type	04	AIR DUCTED 100													ASSESSED VALUE												167,008											
Bedrooms	04	4 100													TOTAL EXEMPTION VALUE												HX HB 50,000											
Bathrooms	04	3 100													BASE TAXABLE VALUE												117,008											
Frame	02	WOOD FRAME 100													TOTAL JUST VALUE												310,642											
Stories	1.	1. 100	NCON VALUE												0																							
Units	0	0 100	INCOME VALUE																																			
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												262,864																							
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	2,114	100	2,114	210,199																																		
FGR	420	55	231	22,969																																		
FOP	45	30	14	1,392																																		
FSP	251	40	100	9,943																																		
TOTALS			2,830	2,459	244,502																																	
EXTRA FEATURES			45219 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185																						
2	0812	CONCRETE C	0	100	0	0	1,063.00	SF	4.00	4.00	100	2006	2006	3	88	3,742																						
3	0845	KOOL DECK	0	100	0	0	473.00	SF	7.25	7.25	100	2006	2006	3	88	3,018																						
4	0861	POOL GUNIT	0	100	0	0	296.00	SF	85.00	85.00	100	2006	2006	3	48	12,077																						
5	0911	SCRN RM A	0	100	0	0	759.00	SF	17.50	17.50	100	2006	2006	3	31	4,118																						
TOTAL OB/XF																		26,140																				
LAND DESCRIPTION																																						
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	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 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																																						