

LOT 46
IN OR 2024/519
AMHURST OAKS PB 7/180

ALKASSAM NAJED
45146 DUTTON WAY
CALLAHAN, FL 32011

2023

51-2N-25-015A-0046-0000



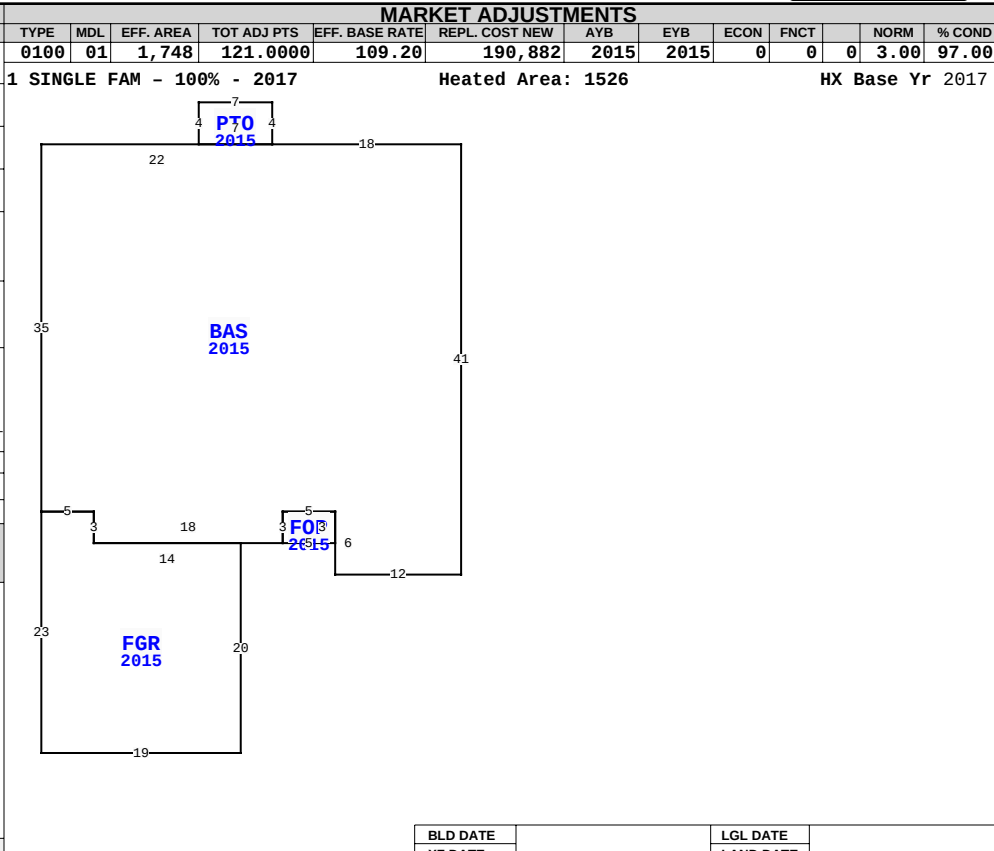
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,526	100	1,526	161,640
FGR	395	55	217	22,985
FOP	15	30	4	424
PTO	28	5	1	106
TOTALS	1,964		1,748	185,156

EXTRA FEATURES														
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
1	0810	CONCRETE A	0 100	0	0	760.00	SF	6.50	6.50	100	2015	2015	3	96

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
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00



45146 DUTTON WAY, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		185,156	
TOTAL MARKET OB/XF VALUE		4,742	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		229,898	
SOH/AGL Deduction		100,191	
ASSESSED VALUE		129,707	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		79,707	
TOTAL JUST VALUE		229,898	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,780	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3940	NEW CONSTR	169,950	05/22/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2024/0519	1/15/2016	SW	Q	I	01	133,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ALKASSAM NEJED						
1979/1754	5/14/2015	SW	U	V	30	220,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2015] W18 PT0=[YR=2015] N4 W7 S4 E7\$ W22 S35														
FGR=[YR=2015] S23 E19 N20 W14 N3 W5\$ E5 S3 E18 FOP=[YR=2015]														
E5 N3 W5 S3\$ N3 E5 S6 E12 N41\$.														