LOT 48
IN OR 2225/667
AMHURST OAKS PB 7/180

PETTEWAY DAVID & MISTY
45122 DUTTON WAY
CALLAHAN, FL 32011

2023

51-2N-25-015A-0048-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

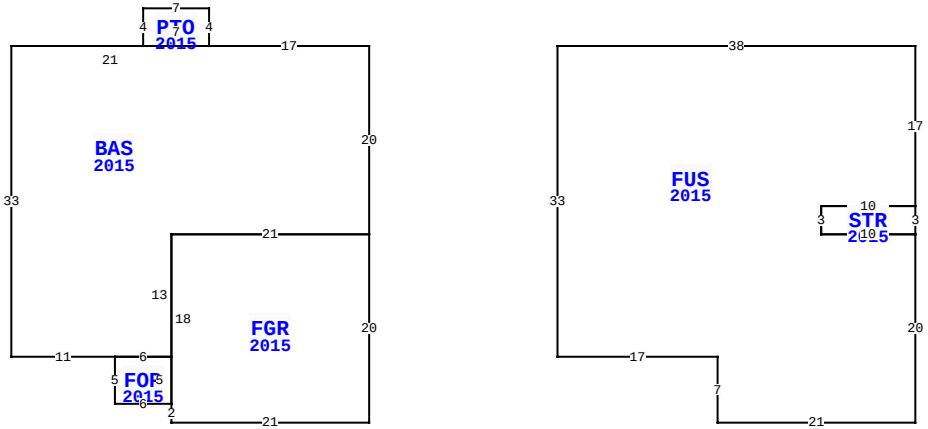
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	981	97,945
FGR	420	55	231	23,064
FOP	30	30	9	898
FUS	1,371	100	1,371	136,883
PTO	28	5	1	100
STR	30	10	3	300
TOTALS	2,860		2,596	259,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,596	114.0480	102.93	267,206	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM - 100% - 2021 Heated Area: 2352 HX Base Yr 2021



45122 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		259,190
TOTAL MARKET OB/XF VALUE		2,577
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		301,767
SOH/AGL Deduction		76,104
ASSESSED VALUE		225,663
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		175,663
TOTAL JUST VALUE		301,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3947	NEW CONSTR	209,000	06/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2225/0667	9/21/2018	WD	Q	I	01	238,000
GRANTOR: MILLER BRANDON R & RH						
GRANTEE: PETTEWAY DAVID & MI						
2042/1335	4/22/2016	SW	Q	I	01	168,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MILLER BRANDON R &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 PTO=[YR=2015] N4 W7 S4 E7$ W21 S33 E11
FOP=[YR=2015] S5 E6 FGR=[YR=2015] S2 E21 N20 W21 S18$ N5 W6$
E6 N13 E21 N20$ PTR=E20 FUS=[YR=2015] E38 S17 STR=[YR=2015]
S3 W10 N3 E10$ W10 S3 E10 S20 W21 N7 W17 N33$ 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	413.00	SF	6.50	6.50	100	2015	2015	3	96	2,577	

LAND DESCRIPTION

TOTAL OB/XF 2,577

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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS