LOT 54
AMHURST OAKS PB 7/180

NELSON CATHIE M
45050 DUTTON WAY
CALLAHAN, FL 32011

2023

51-2N-25-015A-0054-0000

NASSAU COUNTY PROPERTY

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

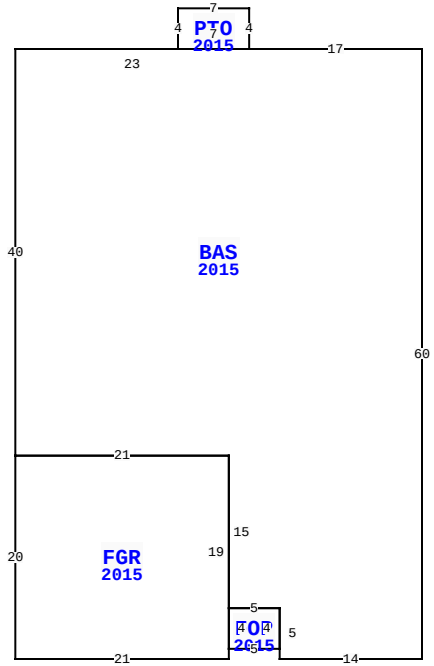
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,955	100	1,955	199,250
FGR	420	55	231	23,543
FOP	20	30	6	611
PTO	28	5	1	102
TOTALS	2,423		2,193	223,506

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,193	116.4240	105.07	230,419	2015	2015	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1955 HX Base Yr 2021



45050 DUTTON WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		223,506
TOTAL MARKET OB/XF VALUE		4,268
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		267,774
SOH/AGL Deduction		69,232
ASSESSED VALUE		198,542
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,542
TOTAL JUST VALUE		267,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3926	NEW CONSTR	189,990	04/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2390/1244	8/31/2020	WD	Q	I	01	236,700
GRANTOR: ALLEN SAMANTHA M & CH						
GRANTEE: NELSON CATHIE M						
2390/1242	8/24/2020	QC	U	I	11	100
GRANTOR: HOLTON TERRY W						
GRANTEE: ALLEN SAMANTHA M F/						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 PTO=[YR=2015] N4 W7 S4 E7$ W23 S40
FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4$ N19 W21$
E21 S15 E5 S5 E14 N60$.

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	684.00	SF	6.50	6.50	100	2015	2015	3	96	4,268	

LAND DESCRIPTION

TOTAL OB/XF 4,268

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