

JOHNSON JAMES & LOUISE
45040 DUTTON WAY
CALLAHAN, FL 32011

51-2N-25-015A-0055-0000



BUILDING CHARACTERISTICS

CNSTRUCTION

ELEMENTCD
Exterior Wall10 ABOVE AVG 80
Exterior Wall16 WD FR STUC 20
Roof Structur03 GABLE/HIP 100
Roof Cover03 COMP SHNGL 100
Interior Wall05 DRYWALL 100
Interior Floo11 CLAY TILE 50
Interior Floo14 CARPET 50
Air Condition03 CENTRAL 100
Heating Type04 AIR DUCTED 100
Bedrooms3 100
Bathrooms2 100

Frame Stories Units02 WOOD FRAME 100
 1. 1. 100
 0 100
Occupancy00 NONE 100

Quality05 Quality Level 05
DOR CODE0100 SINGLE FAMILY
MAP NUMMKT AREA07
NEIGHBORHOOD/LOC7003.00
AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE
BAS1,7881001,788186,653
FGR4685525726,829
FOP5230161,670
PTO14357731

TOTALS2,4512,068215,882

MARKEADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNMORM% COND
0100012,068124.5090112.37232,381200720070007.1092.99

1 SINGLE FAM - 100% - 2008 Heated Area: 1788 HX Base Yr 2008

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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STANDARD

VALUATION BYTax Group: 1Tax Dist:

BUILDING MARKET VALUE215,882

TOTAL MARKET OB/XF VALUE3,619

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE259,501

SOH/AGL Deduction124,613

ASSESSED VALUE134,888

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE84,888

TOTAL JUST VALUE259,501

NCON VALUE0

INCOME VALUEPREVIOUS YEAR MKT VALUE222,128

Sales Data

SALES DATAOFF RECORD NumberDATETYPE INSTQ / U I V RSN CD SALE PRICE
1515/02247/26/2007WD Q Q I193,000
GRANTOR: TOUSA HOMES INC
GRANTEE: JOHNSON JAMES & LOU
1438/18608/23/2006WD U V V194,230,000
GRANTOR: AMHURST OAKS LLC
GRANTEE: TOUSA HOMES INC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 PTO=[YR=2007] N11 W13 S11 E13\$ W32 S30
FGR=[YR=2007] S22 E21 N22 W11 N2 W3 S2 W7\$ E7 N2 E3 S2 E11
S12 E9 FOP=[YR=2007] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E11 N42\$.

LAND DESCRIPTION

TOTAL OB/XF3,619

LNUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTH TOT LND UTSPUNIT TYPEDTDPTH FACT% CONDTOT ADJ UNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESTAXEARSERIALITYDECLFRZYR CONSRV

1000100CSFR1000006PUD0.000.001.00LT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE04/23/2020BYKBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS