

LOT 114
IN OR 1547/1354
AMHURST OAKS PB 7/180

LONG MARY L & DONALD
P O BOX 562
CALLAHAN, FL 32011

2023

51-2N-25-015A-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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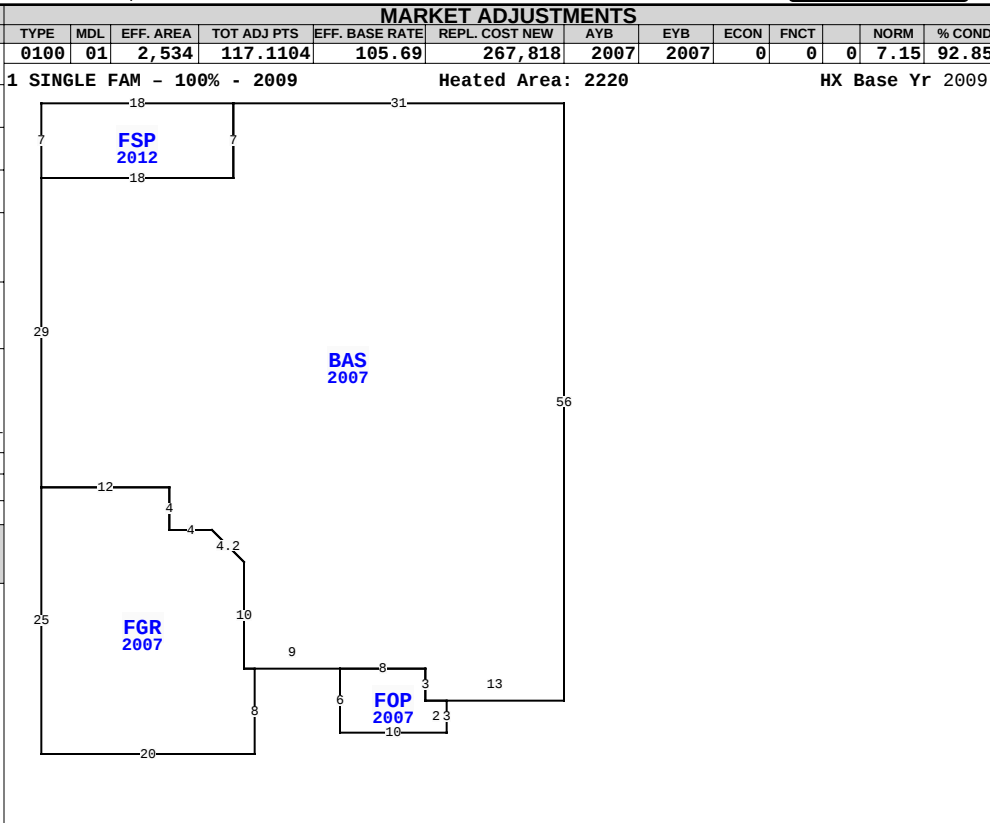
NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,220	100	2,220	217,856
FGR	451	55	248	24,337
FOP	54	30	16	1,570
FSP	126	40	50	4,907

TOTALS	2,851		2,534	248,669
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
3	0476	VF 6 SBPL	0	100	0	0	116.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT	



BLD DATE	12/11/2007	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
8,948											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		248,669	
TOTAL MARKET OB/XF VALUE		8,948	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		297,617	
SOH/AGL Deduction		141,327	
ASSESSED VALUE		156,290	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		106,290	
TOTAL JUST VALUE		297,617	
NCON VALUE		3,526	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		249,710	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3119	NEW CONSTR	127,974	09/05/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1547/1354	1/24/2008	WD	Q	I	
GRANTOR: TOUSA HOMES INC					
GRANTEE: LONG MARY L & DONAL					
1438/1860	8/23/2006	WD	U	V	19
GRANTOR: AMHURST OAKS LLC					
GRANTEE: TOUSA HOMES INC					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W31 FSP=[YR=2012] W18 S7 E18 N7\$ S7 W18 S29 FGR=[YR=2007] S25 E20 N8 W1 N10 U3 L3 W4 N4 W12\$ E12 S4E4 D3 R3 S10 E9 FOP=[YR=2007] S6 E10 N3 W2 N3 W8\$ E8 S3 E13 N56\$.											