

LOT 6
IN OR 2023/1793
AMHURST OAKS PB 7/180

DENMARK TYLER DEWAYNE
45071 AMHURST OAKS DR
CALLAHAN, FL 32011

2024

51-2N-25-015A-0006-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	31	HARDIE BRD 70	0100	01	1,754	124.9600	118.71	208,217	2007	2007			0	0	7.65	92.35	VALUATION BY					STANDARD										
Exterior Wall	16	WD FR STUC 30	1 SINGLE FAM - 100% - 2022										Heated Area: 1454					HX Base Yr 2022					Tax Group: 1					Tax Dist:				
Roof Structur	03	GABLE/HIP 100											BUILDING MARKET VALUE					192,288														
Roof Cover	03	COMP SHNGL 100											TOTAL MARKET OB/XF VALUE					6,918														
Interior Wall	05	DRYWALL 100											TOTAL LAND VALUE - MARKET					40,000														
Interior Floo	14	CARPET 80											TOTAL MARKET VALUE					239,206														
Interior Floo	11	CLAY TILE 20											SOH/AGL Deduction					29,805														
Air Condition	03	CENTRAL 100											ASSESSED VALUE					209,401														
Heating Type	04	AIR DUCTED 100											TOTAL EXEMPTION VALUE					HX HB 50,000														
Bedrooms		3 100											BASE TAXABLE VALUE					159,401														
Bathrooms		2 100											TOTAL JUST VALUE					239,206														
Frame	02	WOOD FRAME 100											NCON VALUE					1,205														
Stories	1.	1. 100											INCOME VALUE																			
Units		0 100											PREVIOUS YEAR MKT VALUE					229,562														
Occupancy	00	NONE 100																														