



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 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
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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	1,805	100	1,805	192,304
FGR	451	55	248	26,422
FOP	39	30	12	1,278
FSP	120	40	48	5,114

TOTALS	2,415		2,113	225,118
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20
2	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50
3	0476	VF 6 SBPL	0	100	0	0	147.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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

REVIEW DATE	01/06/2023	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,113	122.0296	115.93	244,960	2006	2006	0	0	8.10	91.90
1 SINGLE FAM - 100% - 2021											
Heated Area: 1805											
HX Base Yr 2021											

45088 AMHURST OAKS DR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	0811	CONCRETE B	0	100	0	0	792.00	SF	5.20	5.20	100	2006	2006	3	87	3,583	
2	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50	6.50	100	2008	2008	3	89	717	
3	0476	VF 6 SBPL	0	100	0	0	147.00	LF	32.00	32.00	100	2017	2017	3	92	4,328	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	

TOTAL OB/XF												8,904					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000

Total Acres: 0.00	Total Land Value: 40,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		225,118	
TOTAL MARKET OB/XF VALUE		8,904	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		274,022	
SOH/AGL Deduction		102,514	
ASSESSED VALUE		171,508	
TOTAL EXEMPTION VALUE		HX HB WX 55,000	
BASE TAXABLE VALUE		116,508	
TOTAL JUST VALUE		274,022	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		264,072	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2914	NEW CONSTR	121,194	05/02/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2300/1992	8/23/2019	WD	Q	I	01
GRANTOR: DAVIS LISA W					
GRANTEE: AMOS CHRISTY H					
1936/1065	9/09/2014	WD	Q	I	01
GRANTOR: HALE RONALD E & SEAN					
GRANTEE: DAVIS LISA W					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2006] W16 FSP=[YR=2012] N10 W12 S10 E12 \$ W12 W21 S31 FGR=[YR=2006] S21 E21 N10 N11 W8 N2 W5 S2 W8 \$ E8 N2 E5 S2 E8 S11 E9 FOP=[YR=2006] E1 N2 E6 S2 E2 S3 W9 N3 \$ E1N2 E6 S2 E2 E10 N42 \$.									