LOT 26
AMHURST OAKS PB 7/180

FERNANDEZ BRYAN & EMILY
45049 DUTTON WAY
CALLAHAN, FL 32011

2024

51-2N-25-015A-0026-0000

BUILDING CHARACTERISTICS

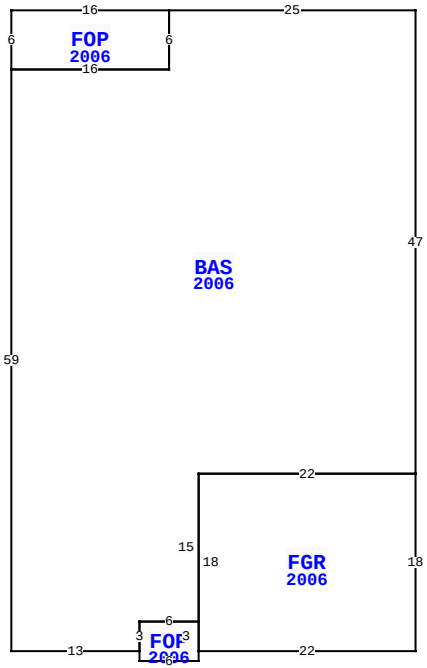
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,155	100	2,155	217,017
FGR	396	55	218	21,953
FOP	24	30	7	705
FOP	96	30	29	2,921
TOTALS	2,671		2,409	242,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,409	115.3460	109.58	263,978	2006	2006	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2022 Heated Area: 2155 HX Base Yr 2022



45049 DUTTON WAY, CALLAHAN

BLD DATE	04/04/2007 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		242,596
TOTAL MARKET OB/XF VALUE		3,497
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		286,093
SOH/AGL Deduction		36,435
ASSESSED VALUE		249,658
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,658
TOTAL JUST VALUE		286,093
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,255

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2925	NEW CONSTR	122,844	05/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2444/0254	3/17/2021	WD	Q	I	01	260,000
GRANTOR: TISON AMANDA T F/K/A						
GRANTEE: FERNANDEZ BRYAN & E						
1912/0673	4/11/2014	WD	U	I	38	135,000
GRANTOR: MEANS JERRY & MONIQUE						
GRANTEE: THOMPSON AMANDA F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FOP=[YR=2006] W16 S6 E 16 N6 $ S6 W16 S59 E13 FOP=[YR=2006] S1 E6 N1 FGR=[YR=2006] E22 N18 W22 S18$ N3 W6 S3$ N3 E6 N15 E22 N47 $.

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	0811	CONCRETE B	0	100	0	0	773.00	SF	5.20	5.20	100	2006	2006	3	87	3,497	

LAND DESCRIPTION

TOTAL OB/XF 3,497

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	0006	RL	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 08/06/2024 BY SYS