

LOT 29
IN OR 1521/1723
AMHURST OAKS PB 7/180

ROBSON REBECCA D
45083 DUTTON WAY
CALLAHAN, FL 32011

2024

51-2N-25-015A-0029-0000



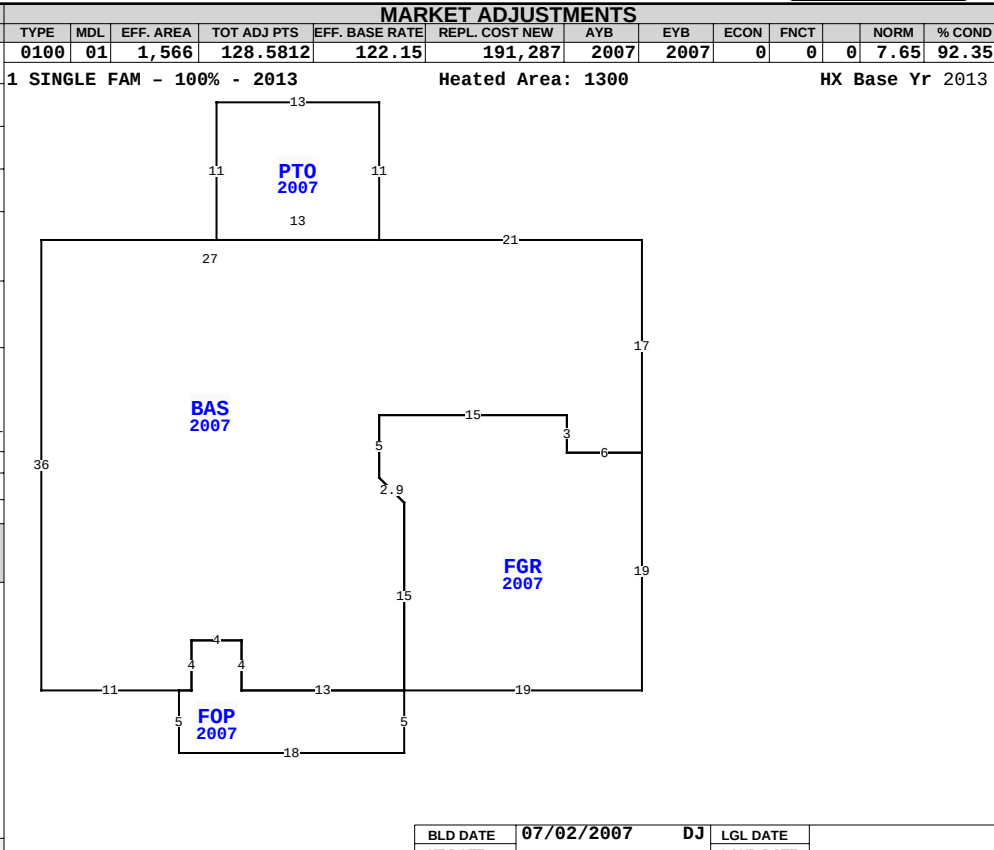
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	146,647
FGR	412	55	227	25,607
FOP	106	30	32	3,610
PTO	143	5	7	790
TOTALS	1,961		1,566	176,654

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	860.00	SF	5.20	5.20	100	2007	2007	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	SFR	100		RL	0.00	0.00	1.00	LT		1.00	1.00



45083 DUTTON WAY, CALLAHAN	BLD DATE 07/02/2007	DJ	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 1					Tax Dist:				
BUILDING MARKET VALUE					176,654				
TOTAL MARKET OB/XF VALUE					3,935				
TOTAL LAND VALUE - MARKET					40,000				
TOTAL MARKET VALUE					220,589				
SOH/AGL Deduction					107,183				
ASSESSED VALUE					113,406				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					63,406				
TOTAL JUST VALUE					220,589				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					212,706				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3059	NEW CONSTR	91,194	05/11/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1521/1723	8/28/2007	WD	Q	I		153,500			
GRANTOR: TOUSA HOMES INC									
GRANTEE: ROBSON REBECCA D									
1438/1860	8/23/2006	WD	U	V	19	4,230,000			
GRANTOR: AMHURST OAKS LLC									
GRANTEE: TOUSA HOMES INC									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W21 PTO=[YR=2007] N11 W13 S11 E13\$ W27 S36 E11									
FOP=[YR=2007] S5 E18 N5 W13 N4 W4 S4 W1\$ E1 N4 E4 S4 E13									
FGR=[YR=2007] E19 N19 W6 N3 W15 S5 D2 R2 S15\$ N15 U2 L2									
N5 E15 S3 E6 N17\$.									