

YANG YUNZHEN &/LIN YI
45105 DUTTON WAY
CALLAHAN, FL 32011

2024

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 80

Exterior Wall10ABOVE AVG 20

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 60

Interior Floo08SHT VINYL 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame Stories Units02WOOD FRAME 100
1.100
0100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7003.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,4061001,406159,857

FGR3955521724,672

FOP15304455

PTO2851113

TOTALS1,8441,628185,097

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% CONDP

0100011,628124.5420118.31192,60920152015003.9096.10

1 SINGLE FAM - 0% - 2023Heated Area: 1406HX Base Yr

7

PTO2015

4

4

21

19

38

32

12

20

19

23

5

3

5

3

4

14

3

3

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

45105 DUTTON WAY, CALLAHAN

L NOBJ/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A0000706.00SF6.506.50100201520153954,360

TOTAL OB/XF4,360

LAND DESCRIPTION

TOTAL OB/XF4,360

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSUNIT TYPEDTDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR0RL0.000.001.00LT1.001.001.0040,000.0040,000.0040,000

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE185,097

TOTAL MARKET OB/XF VALUE4,360

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE229,457

SOH/AGL Deduction0

ASSESSED VALUE229,457

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE229,457

TOTAL JUST VALUE229,457

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE221,170

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

2553/02863/23/2022WDQI01295,000

GRANTOR: OPENDOOR PROPERTY C L

GRANTEE: YANG YUNZHEN & YI L

2504/109010/12/2021WDUI37257,000

GRANTOR: GINTER JAMES THOMAS

GRANTEE: OPENDOOR PROPERTY C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W19 PT0=[YR=2015] N4 W7 S4 E7\$ W21 S38 E12 N3
FOP=[YR=2015] E5 N3 W5 S3\$ N3 E5 S3 E4 FGR=[YR=2015] S20 E19
N23 W5 S3 W14\$ E14 N3 E5 N32\$.

REVIEW DATE04/23/2020BYKBA

Total Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 08/06/2024 BY SYS