

LOT 36
IN OR 2068/787
AMHURST OAKS PB 7/180

REVELS MANDY & RALPH D II
45163 DUTTON WAY
CALLAHAN, FL 32011

2024

51-2N-25-015A-0036-0000



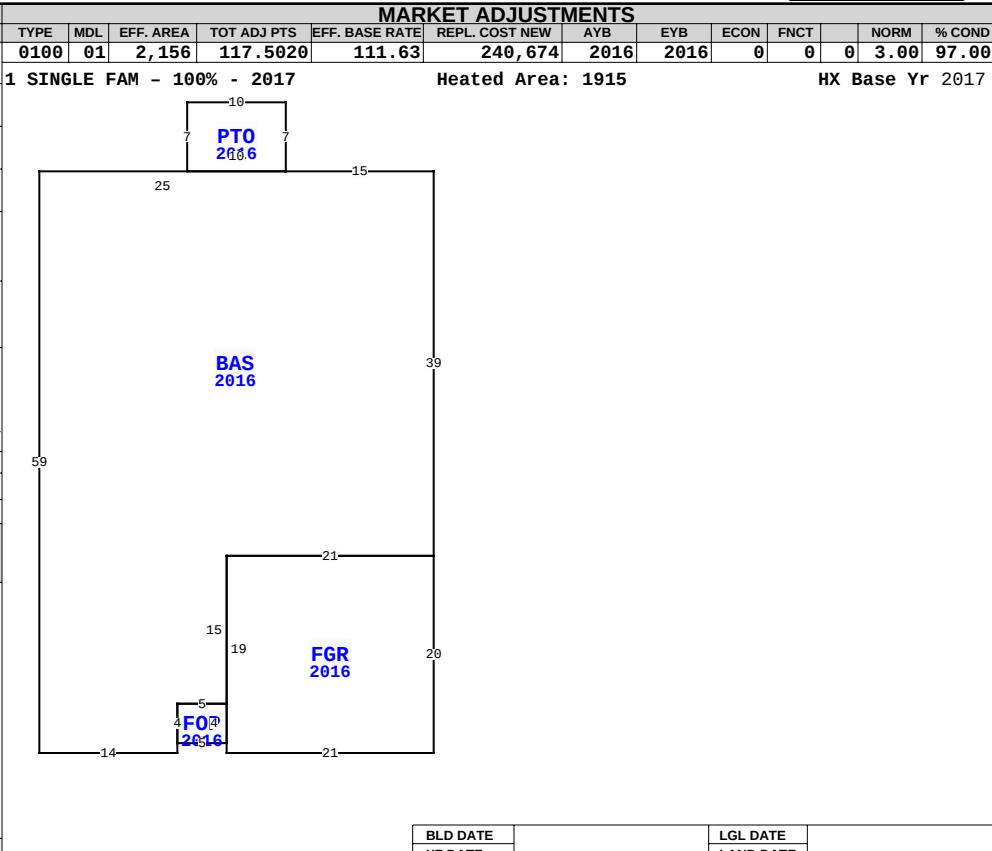
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,915	100	1,915	207,358
FGR	420	55	231	25,013
FOP	20	30	6	650
PTO	70	5	4	434
TOTALS	2,425		2,156	233,454

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	701.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	58.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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



45163 DUTTON WAY, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	233,454		
TOTAL MARKET OB/XF VALUE	6,401		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	279,855		
SOH/AGL Deduction	121,983		
ASSESSED VALUE	157,872		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	107,872		
TOTAL JUST VALUE	279,855		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	269,396		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4029	NEW CONSTR	0	03/14/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2068/0787	8/26/2016	SW	Q	I	01
GRANTOR: D R HORTON INC JACKSO					SALE PRICE
GRANTEE: REVELS MANDY & RALP					
2033/1058	3/10/2016	SW	U	V	30
GRANTOR: SLV AMHURST OAKS LLC					240,000
GRANTEE: D R HORTON INC JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W15 PT0=[YR=2016] N7 W10 S7 E10\$ W25 S59 E14 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19\$ N4 W5 S4\$ N4 E5 N15 E21 N39\$.											