LOT 38
AMHURST OAKS PB 7/180

DAVIS STEVEN/
45195 DUTTON WAY
CALLAHAN, FL 32011

2024

51-2N-25-015A-0038-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

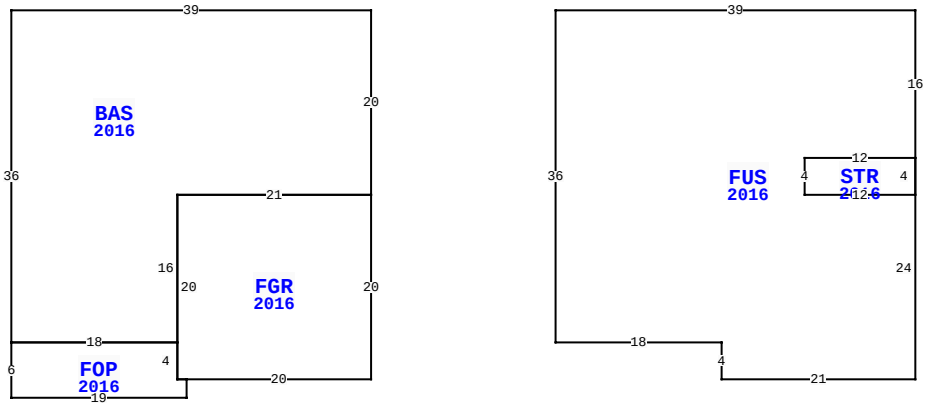
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	1,068	110,164
FGR	420	55	231	23,828
FOP	110	30	33	3,404
FUS	1,488	100	1,488	153,487
STR	48	10	5	516
TOTALS	3,134		2,825	291,398

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,825	111.9360	106.34	300,410	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 100% - 2017 Heated Area: 2556 HX Base Yr 2017



45195 DUTTON WAY, CALLAHAN

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

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	0810	CONCRETE A	0	100	0	0	745.00	SF	6.50	6.50	100	2016	2016	3	96	4,649	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		291,398
TOTAL MARKET OB/XF VALUE		4,649
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		336,047
SOH/AGL Deduction		141,636
ASSESSED VALUE		194,411
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,411
TOTAL JUST VALUE		336,047
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E224530	SOLAR PANELS	0	04/01/2022
B4036	NEW CONSTR	0	03/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	7/29/2016	CN	Q	I	01	187,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DAVIS STEVEN						
2033/1058	3/10/2016	SW	U	V	30	240,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W39 S36 FOP=[YR=2016] S6 E19 N2 FGR=[YR=2016] E20 N20 W21 S20 E1$ W1 N4 W18$ E18 N16 E21 N20$ PTR=E20 FUS=[YR=2016] E39 S16 STR=[YR=2016] W12 S4 E12 N4$ S24 W21 N4 W18 N36$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 4,649

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		RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS