LOT 39
AMHURST OAKS PB 7/180

QUIROGA MARIO ALVARO & LILIANA SONIA
45213 DUTTON WAY
CALLAHAN, FL 32011

2024

51-2N-25-015A-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

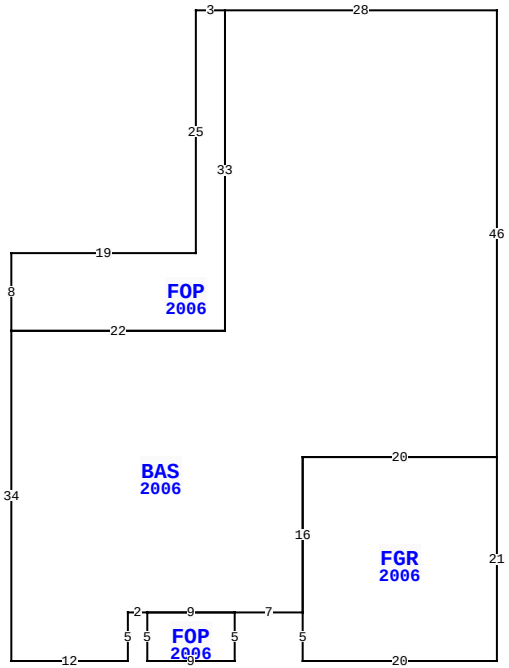
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,114	100	2,114	227,417
FGR	420	55	231	24,850
FOP	45	30	14	1,506
FOP	251	30	75	8,068
TOTALS	2,830		2,434	261,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	123.7544	117.57	286,165	2006	2006	0	0	0	8.50	91.50

1 SINGLE FAM – 100% - 2011 Heated Area: 2114 HX Base Yr 2011



45213 DUTTON WAY, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		261,841
TOTAL MARKET OB/XF VALUE		18,750
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		320,591
SOH/AGL Deduction		148,714
ASSESSED VALUE		171,877
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		121,877
TOTAL JUST VALUE		320,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2953	SWIM POOL	27,000	08/22/2006
B2948	NEW CONSTR	129,660	07/24/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2704/1381	3/29/2024	WD	Q	I	01	435,000
GRANTOR: HENDERSON ADAM M & ST						
GRANTEE: QUIROGA MARIO ALVAR						
1667/1236	3/12/2010	WD	U	I	12	150,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HENDERSON ADAM M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 S33 W22 FOP=[YR=2006] N8 E19 N25 E3 S33 W22 $ S34 E12 N5 E2 FOP=[YR=2006] E9 S5 W9 N5 $ E9 E7 FGR=[YR=2006] S5 E20 N21 W20 S16 $ N16 E20 N46 $.

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	666.00	SF	5.20	5.20	100	2006	2006	3	87	3,013	
2	0845	KOOL DECK	0	100	0	0	645.00	SF	7.25	7.25	100	2006	2006	3	87	4,068	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2006	2006	3	44	11,669	

LAND DESCRIPTION

TOTAL OB/XF 18,750

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 01/06/2023 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS