

WHITSON GREGORY & ASHTON RAE
45190 DUTTON WAY
CALLAHAN, FL 32011

2024



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure

10
03

ABOVE AVG 100 GABLE/HIP 100

Roof Cover Interior Wall Interior Floor Interior Floor Air Condition Heating Type Bedrooms Bathrooms Frame Stories Units Occupancy

03
05
14
08
03
04

02
1.
00

COMP SHNGL 100 DRYWALL 100 CARPET 60 SHT VINYL 40 CENTRAL 100 AIR DUCTED 100 WOOD FRAME 100 NONE 100

QualityDOR CODEMAP NUMNEIGHBORHOOD/LOC

050100MKT AREA077003.00

Quality Level 05SINGLE FAMILY

TOTALGROSS AREATOT ADJ AREASUBAREA MARKET VALUE

PCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

1,7054002070100553051,70522064186,30624,040656437

TOTALS

2,1951,935211,439

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

10810CONCRETE A0000725.00SF6.506.50100201620163964,524

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPH FACT% CONDTOT ADJUINIT PRICELAND VALUETOTAL ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

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

REVIEW DATE01/06/2023BYKBA

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

MARKET ADJUSTMENTS

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

0100011,935118.5800112.65217,97820162016003.0097.00

SINGLE FAM - 0% - 2024Heated Area: 1705HX Base Yr

NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION SUMMARY

STANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE211,439TOTAL MARKET OBJ/XF VALUE4,524TOTAL LAND VALUE - MARKET40,000TOTAL MARKET VALUE255,963SOH/AGL Deduction0ASSESSED VALUE255,963TOTAL EXEMPTION VALUE0BASE TAXABLE VALUE255,963TOTAL JUST VALUE255,963NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE246,478

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / VRSN CD SALE PRICE

2642/10665/22/2023WD QI01326,000GRANTOR: BALLARD JAMES & GRANTEE: WHITSON GREGORY & A 2417/176712/17/2020WD QI01229,000GRANTOR: BECKHAM AMANDA L GRANTEE: BALLARD JAMES & MOL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10\$ W10 S55 E14 N4 FOP=[YR=2016] E5 FGR=[YR=2016] S4 E20 N20 W20 S16\$ N4 W5 S4\$ N4 E5 N12 E20 N35\$.