LOT 45
IN OR 2006/1134
AMHURST OAKS PB 7/180

VARGAS ASHTON R BISHOP
45160 DUTTON WAY
CALLAHAN, FL 32011

2024

51-2N-25-015A-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

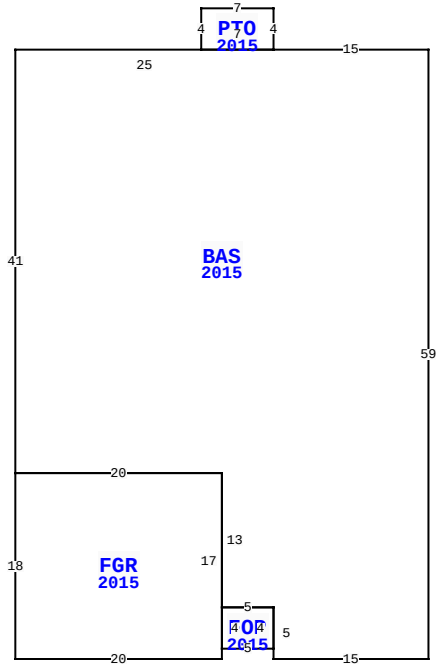
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,975	100	1,975	212,753
FGR	360	55	198	21,329
FOP	20	30	6	647
PTO	28	5	1	108
TOTALS	2,383		2,180	234,836

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,180	117.5020	111.63	243,353	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2016 Heated Area: 1975 HX Base Yr 2016



45160 DUTTON WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		234,836
TOTAL MARKET OB/XF VALUE		4,310
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		279,146
SOH/AGL Deduction		121,881
ASSESSED VALUE		157,265
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,265
TOTAL JUST VALUE		279,146
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4611B	REMODEL	0	10/20/2022
3941	NEW CONSTR	189,000	05/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/1134	9/28/2015	SW	Q	I	01	148,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: BISHOP ASHTON R						
1979/1754	5/14/2015	SW	U	V	30	220,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 PTO=[YR=2015] N4 W7 S4 E7$ W25 S41
FGR=[YR=2015] S18 E20 N1 FOP=[YR=2015] E5 N4 W5 S4$ N17 W20$
E20 S13 E5 S5 E15 N59$.

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	698.00	SF	6.50	6.50	100	2015	2015	3	95	4,310	

LAND DESCRIPTION

TOTAL OB/XF 4,310

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