

LOT 47
IN OR 2021/1692
AMHURST OAKS PB 7/180

BLUE THOMAS D III & VICTORIA Y
45136 DUTTON WAY
CALLAHAN, FL 32011

2024

51-2N-25-015A-0047-0000



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	13	LVT/LAMMT 60
Interior Floo	11	CLAY TILE 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

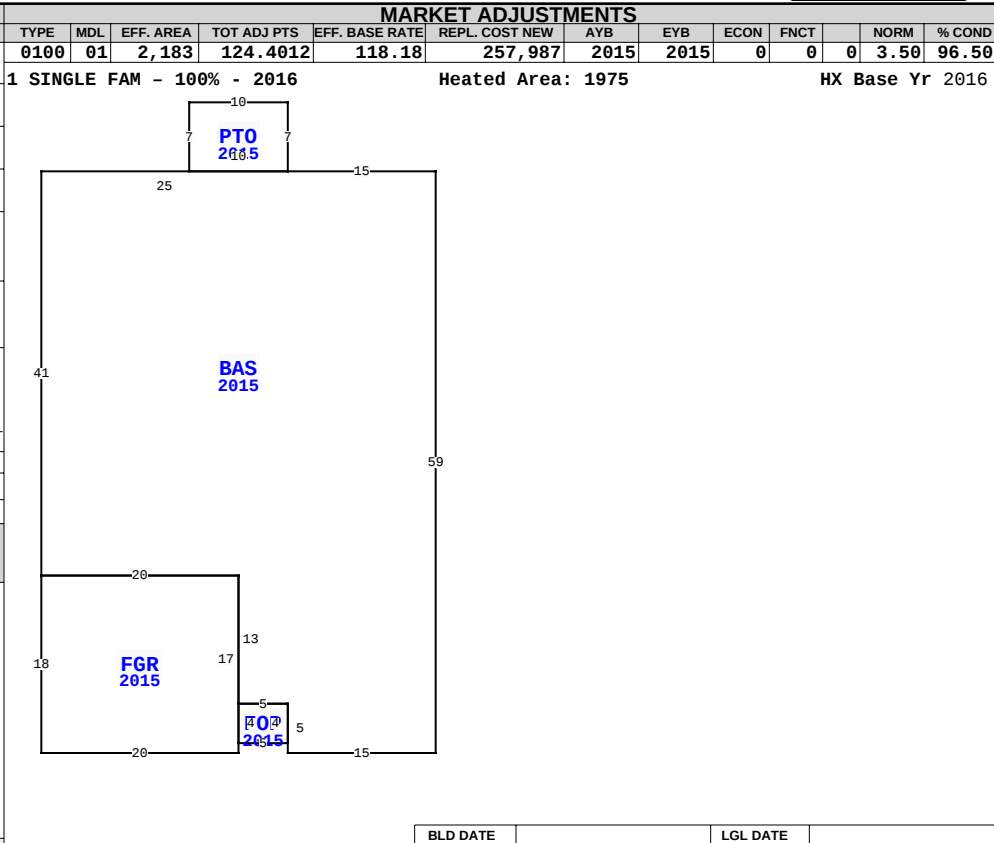
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	1,975	225,237
FGR	360	55	198	22,581
FOP	20	30	6	684
PTO	70	5	4	456
TOTALS	2,425		2,183	248,957

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0 100	0	0	687.00	SF	6.50	6.50	100	2015	2015	3	95

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

REVIEW DATE 12/13/2023 BY KWA



TOTAL OB/XF														
4,242														

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4,242														

Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	248,957		
TOTAL MARKET OB/XF VALUE	4,242		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	293,199		
SOH/AGL Deduction	138,971		
ASSESSED VALUE	154,228		
TOTAL EXEMPTION VALUE	50,000		
BASE TAXABLE VALUE	104,228		
TOTAL JUST VALUE	293,199		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	268,849		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3967	NEW CONSTR	189,000	09/08/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2021/1692	12/29/2015	SW	Q	I	01	153,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: BLUE THOMAS D III &						
1996/1322	8/06/2015	SW	U	V	30	160,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2015] W15 PT0=[YR=2015] N7 W10 S7 E10\$ W25 S41 FGR=[YR=2015] S18 E20 N1 FOP=[YR=2015] E5 N4 W5 S4\$ N17 W20\$ E20 S13 E5 S5 E15 N59\$.														

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