LOT 53
AMHURST OAKS PB 7/180

HARTENSTINE BRANDON & SHAY
45064 DUTTON WAY
CALLAHAN, FL 32011

2024

51-2N-25-015A-0053-0000

BUILDING CHARACTERISTICS

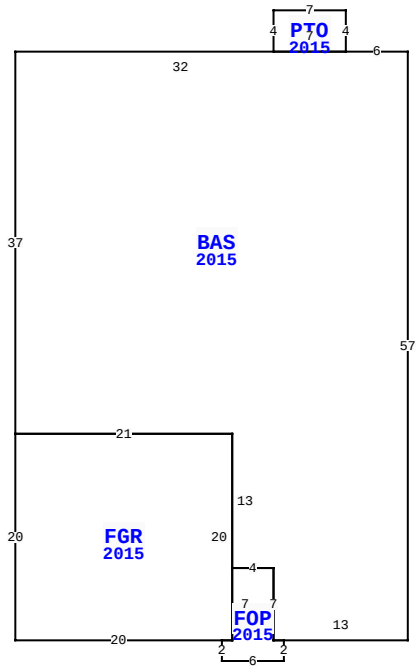
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,718	100	1,718	185,068
FGR	420	55	231	24,884
FOP	40	30	12	1,293
PTO	28	5	1	108
TOTALS	2,206		1,962	211,352

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,962	117.5020	111.63	219,018	2015	2015	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2023 Heated Area: 1718 HX Base Yr 2023



45064 DUTTON WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		211,352
TOTAL MARKET OB/XF VALUE		4,051
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		255,403
SOH/AGL Deduction		7,256
ASSESSED VALUE		248,147
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		198,147
TOTAL JUST VALUE		255,403
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3927	NEW CONSTR	176,450	04/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2553/1709	4/08/2022	WD	Q	I	01	330,000
GRANTOR: DIXON JAMIE						
GRANTEE: HARTENSTINE BRANDON						
2154/1521	10/30/2017	WD	Q	I	01	170,000
GRANTOR: MALAVE SANDRA						
GRANTEE: DIXON JAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W6 PTO=[YR=2015] N4 W7 S4 E7 $ W32 S37
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E6 N2 W1 N7 W4 S7 W1$
E1 N20 W21$ E21 S13 E4 S7 E13 N57$.

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	656.00	SF	6.50	6.50	100	2015	2015	3	95	4,051	

LAND DESCRIPTION

TOTAL OB/XF 4,051

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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS