LOT 1
IN OR 2168/1967
AMHURST OAKS PB 7/180

WALKER DWAYNE K
45013 AMHURST OAKS DR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0001-0000

NASSAU COUNTY PROPERTY

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		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

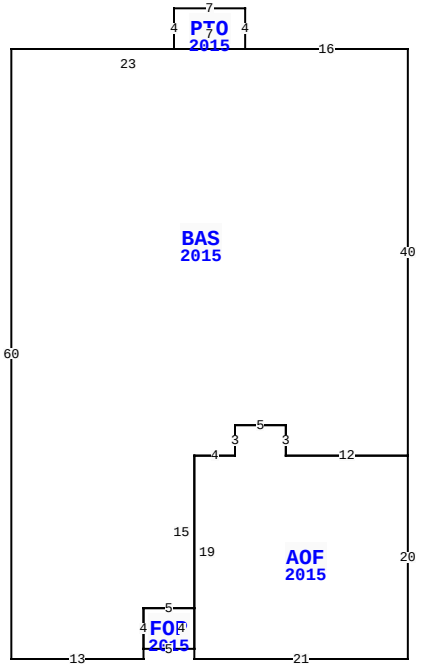
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	435	110	2015	478	52,436
BAS	1,880	100	2015	1,880	206,235
FOP	20	30	2015	6	659
PTO	28	5	2015	1	109
TOTALS	2,363			2,365	259,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,365	114.2680	114.27	270,249	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2315 HX Base Yr



45013 AMHURST OAKS DR, 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		259,439
TOTAL MARKET OB/XF VALUE		7,828
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		307,267
SOH/AGL Deduction		5,739
ASSESSED VALUE		301,528
TOTAL EXEMPTION VALUE	13	301,528
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		307,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,564

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3921	NEW CONSTR	0	04/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2168/1967	1/02/2018	QC	U	I	11	100
GRANTOR: WALKER DWAYNE K & CLA						
GRANTEE: WALKER DWAYNE K						
2069/1255	8/31/2016	SW	Q	I	01	160,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WALKER DWAYNE K & C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 PTO=[YR=2015] N4 W7 S4 E7$ W23 S60 E13 N1 FOP=[YR=2015] E5 AOF=[YR=2015] S1 E21 N20 W12 N3 W5 S3 W4 S19$ N4 W5 S4$ N4 E5 N15 E4 N3E5 S3 E12 N40$.

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	0855	CONC PAVER	0	100	0	0	824.00	SF	10.00	10.00	100	2015	2015	3	95	7,828	

LAND DESCRIPTION

TOTAL OB/XF 7,828

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	RES	100		PUD	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 07/30/2025 BY SYS