LOT 3\
AMHURST OAKS PB 7/180

LITTLE JENNIFER M
45037 AMHURST OAKS DR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

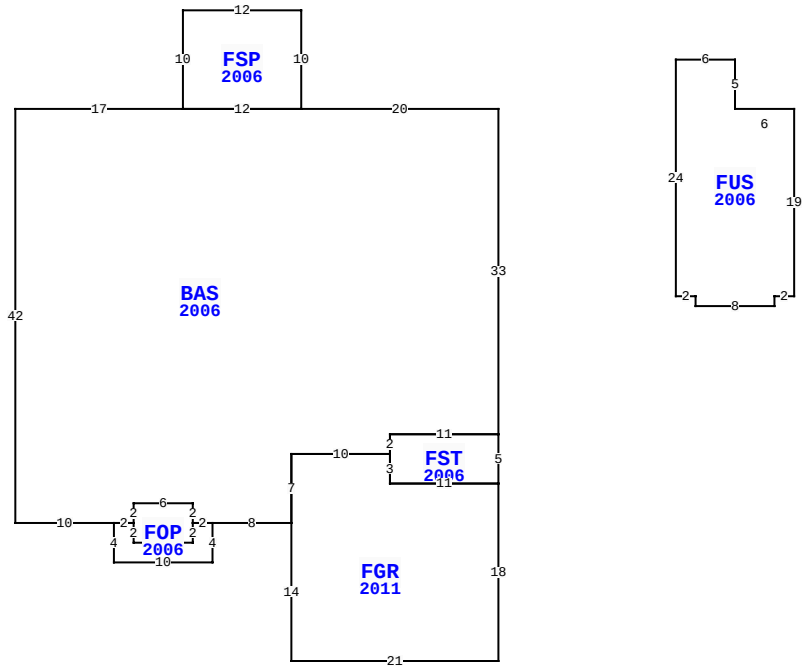
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAS	1,901	100	2006	1,901	215,473
FGR	408	55	2011	224	25,390
FOP	52	30	2006	16	1,813
FSP	120	40	2006	48	5,441
FST	55	55	2006	30	3,400
FUS	266	100	2006	266	30,150
TOTALS	2,802			2,485	281,668

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,485	124.0800	124.08	308,339	2006	2006	0	0	0	8.65	91.35

1 SINGLE FAM – 100% - 2025 Heated Area: 2167 HX Base Yr 2025



45037 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		281,668
TOTAL MARKET OB/XF VALUE		6,688
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		328,356
SOH/AGL Deduction		0
ASSESSED VALUE		328,356
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		272,634
TOTAL JUST VALUE		328,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2908	NEW CONSTR	131,815	03/30/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2730/901	7/29/2024	WD	Q	I	01	370,000
GRANTOR: OLIVE MICHAEL L & NIC						
GRANTEE: LITTLE JENNIFER M						
2209/1586	6/29/2018	WD	Q	I	01	215,000
GRANTOR: HARRIS ROBERT L						
GRANTEE: OLIVE MICHAEL LAWRE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W20 FSP=[YR=2006] N10 W12 S10 E12 $ W12 W17 S42 E10 FOP=[YR=2006] E2 N2 E6 S2 E2 S4 W10 N4 $ E2 S2 E6 N2 E2 E8 FGR=[YR=2011] S14 E21 N18 W11 N3 W10 S7 $ N7 E10 FST=[YR=2006] N2 E11 S5 W11 N3 $ N2 E11 N33 $ PTR=E30 FUS=[YR=2006] W6 N5 W6 S24 E2 S1 E8 N1 E2 N19 $ W30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	799.00	SF	5.20	5.20	100	2006	2006	3	86	3,573	

LAND DESCRIPTION

TOTAL OB/XF 6,688

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	0003	PUD	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 KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS