LOT 4
AMHURST OAKS PB 7/180

CRAWFORD TAYLOR L & ELIZABETH ASHTON
45047 AMHURST OAKS DR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0004-0000

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

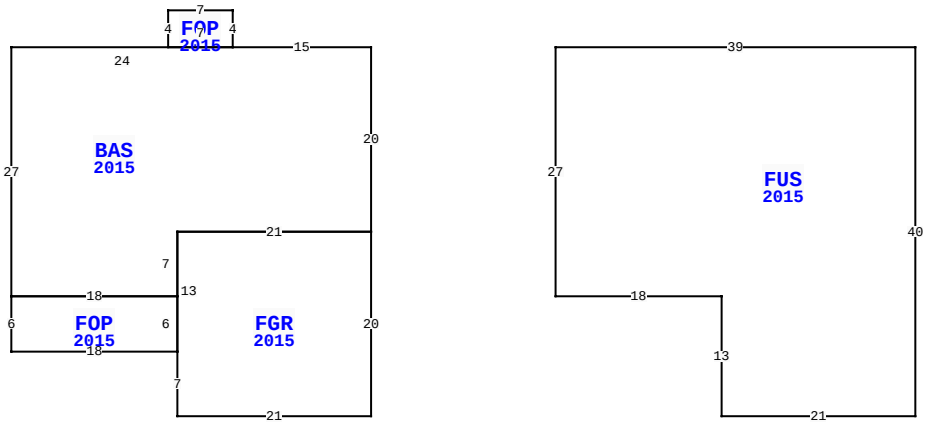
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	906	100	2015	906	100,110
FGR	420	55	2015	231	25,524
FOP	28	30	2015	8	884
FOP	108	30	2015	32	3,536
FUS	1,326	100	2015	1,326	146,518
TOTALS	2,788			2,503	276,571

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,503	115.1040	115.10	288,095	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2023 Heated Area: 2232 HX Base Yr 2023



45047 AMHURST OAKS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		276,571
TOTAL MARKET OB/XF VALUE		4,508
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		321,079
SOH/AGL Deduction		6,545
ASSESSED VALUE		314,534
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		263,812
TOTAL JUST VALUE		321,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		308,631

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3922	NEW CONSTR	0	04/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/0419	5/06/2022	WD	Q	I	02	320,000
GRANTOR: O'DONNELL WILLIAM FRA						
GRANTEE: CRAWFORD TAYLOR LEW						
2294/1296	7/30/2019	CN	Q	I	02	217,000
GRANTOR: FAILS JOHN C & HEATHE						
GRANTEE: O'DONNELL WILLIAM F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] N4 W7 S4 E7$ W24 S27
FOP=[YR=2015] S6 E18 FGR=[YR=2015] S7 E21 N20 W21 S13$ N6
W18$ E18 N7 E21 N20$ PTR=E20 FUS=[YR=2015] E39 S40 W21 N13
W18 N27$ W20$.

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	730.00	SF	6.50	6.50	100	2015	2015	3	95	4,508	

LAND DESCRIPTION

TOTAL OB/XF 4,508

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS