LOT 5
AMHURST OAKS PB 7/180

SHV HOMES 1 LLC
3495 PIEDMONT RD BLDG 11 #300
ATLANTA, GA 30305

2025

51-2N-25-015A-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

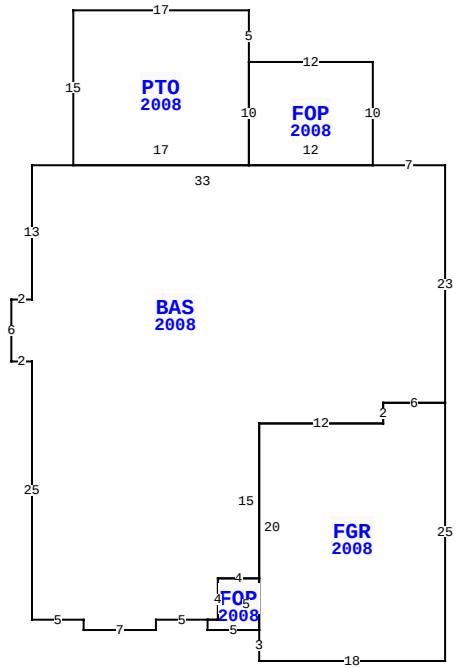
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,409	100	2008	1,409	161,112
FGR	426	55	2008	234	26,757
FOP	21	30	2008	6	687
FOP	120	30	2008	36	4,116
PTO	255	5	2008	13	1,487
TOTALS	2,231			1,698	194,158

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	123.7500	123.75	210,128	2008	2008	0	0	0	7.60	92.40

1 SINGLE FAM – 0% - 2023 Heated Area: 1409 HX Base Yr



45059 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	194,158
TOTAL MARKET OB/XF VALUE	5,520
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	239,678
SOH/AGL Deduction	0
ASSESSED VALUE	239,678
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	239,678
TOTAL JUST VALUE	239,678
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B083202	NEW CONSTR	92,994	06/03/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2580/0859	7/21/2022	TD	Q	I	01	305,500
GRANTOR: CONNER CHERIE MILLER						
GRANTEE: SHV HOMES 1 LLC						
2556/1324	4/19/2022	FJ	U	I	11	0
GRANTOR: MILLER BERTIE M EST						
GRANTEE: CONNER CHERIE MILLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W7 FOP=[YR=2008] N10 W12 PTO=[YR=2008] N5 W17 S15 E17 N10 $ S10 E12 $ W33 S13 W2 S6 E2 S25 E5 S1 E7 N1 E5 FOP=[YR=2008] S1 E5 FGR=[YR=2008] S3 E18 N25 W6 S2 W12 S20 $ N5 W4 S4 W1 $ E1 N4 E4 N15 E12 N2 E6 N23 $.

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	0811	CONCRETE B	0	0	0	0	602.00	SF	5.20	5.20	100	2008	2008	3	88	2,755	
2	0476	VF 6 SBPL	0	0	0	0	120.00	LF	32.00	32.00	100	2008	2008	3	72	2,765	

LAND DESCRIPTION

TOTAL OB/XF 5,520

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	0	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 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS