LOT 10
IN OR 2003/225
AMHURST OAKS PB 7/180

RAMIREZ LUCILLE
45115 AMHURST OAKS DR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0010-0000

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

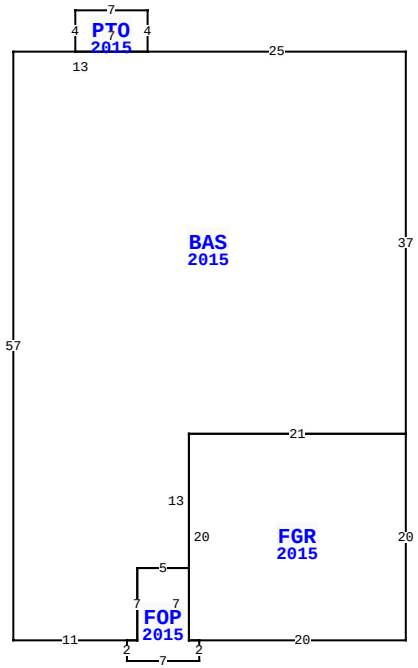
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,711	100	2015	1,711	193,001
FGR	420	55	2015	231	26,057
FOP	49	30	2015	15	1,692
PTO	28	5	2015	1	113
TOTALS	2,208			1,958	220,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,958	117.5020	117.50	230,065	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2016 Heated Area: 1711 HX Base Yr 2016



45115 AMHURST OAKS DR, 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		220,862
TOTAL MARKET OB/XF VALUE		4,613
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		265,475
SOH/AGL Deduction		117,875
ASSESSED VALUE		147,600
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,878
TOTAL JUST VALUE		265,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2923	NEW CONSTR	0	04/24/2015
B2923	NEW CONSTR	0	04/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2003/0225	9/14/2015	SW	Q	I	01	145,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: RAMIREZ LUCILLE						
1973/1655	4/09/2015	SW	U	V	30	200,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W25 PTO=[YR=2015] N4 W7 S4 E7$ W13 S57 E11
FOP=[YR=2015] S2 E7 N2 FGR=[YR=2015] E20 N20 W21 S20 E1$ W1
N7 W5 S7 W1$ E1 N7 E5 N13 E21 N37$.

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	747.00	SF	6.50	6.50	100	2015	2015	3	95	4,613	

LAND DESCRIPTION

TOTAL OB/XF 4,613

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		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 07/30/2025 BY SYS