LOT 11
AMHURST OAKS PB 7/180

CASTO JOHN RICHARD & ASHLEY MARIE
45127 AMHURST OAKS DR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

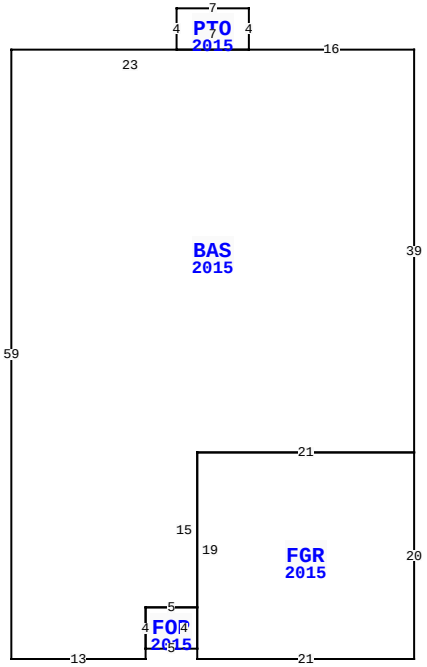
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,856	100	2015	1,856	207,433
FGR	420	55	2015	231	25,817
FOP	20	30	2015	6	671
PTO	28	5	2015	1	111
TOTALS	2,324			2,094	234,032

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	116.4240	116.42	243,783	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2025 Heated Area: 1856 HX Base Yr 2025



45127 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		234,032
TOTAL MARKET OB/XF VALUE		4,094
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		278,126
SOH/AGL Deduction		0
ASSESSED VALUE		278,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,404
TOTAL JUST VALUE		278,126
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,584

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3924	NEW CONSTR	0	04/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2739/623	9/19/2024	WD	Q	I	01	329,000
GRANTOR: LESTER JOHN PHILLIP J						
GRANTEE: CASTO JOHN RICHARD						
2164/1330	11/14/2017	WD	Q	I	01	180,000
GRANTOR: BRANDON ADAM E &						
GRANTEE: LESTER JOHN PHILLIP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 PTO=[YR=2015] N4 W7 S4 E7$ W23 S59 E13 N1 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	663.00	SF	6.50	6.50	100	2015	2015	3	95	4,094	

LAND DESCRIPTION

TOTAL OB/XF 4,094

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