LOT 12
AMHURST OAKS PB 7/180

CLARKE ELIZABETH & EDWARD
45131 AMHURST OAKS DRIVE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0012-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

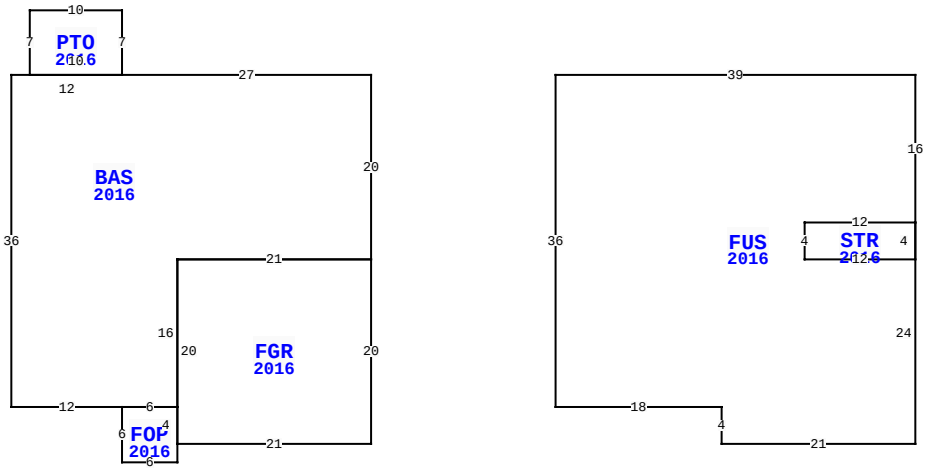
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	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	1,068	100	2016	1,068	118,625
FGR	420	55	2016	231	25,657
FOP	36	30	2016	11	1,222
FUS	1,488	100	2016	1,488	165,275
PTO	70	5	2016	4	444
STR	48	10	2016	5	556
TOTALS	3,130			2,807	311,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,807	115.1040	115.10	323,086	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2024 Heated Area: 2556 HX Base Yr 2024



45131 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		311,778
TOTAL MARKET OB/XF VALUE		3,995
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		355,773
SOH/AGL Deduction		4,088
ASSESSED VALUE		351,685
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		300,963
TOTAL JUST VALUE		355,773
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		341,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3992	NEW CONSTR	198,900	12/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2433/0751	2/10/2021	WD	Q	I	01	279,900
GRANTOR: FERENCHIK DENNIS P SR						
GRANTEE: CLARKE ELIZABETH &						
2036/1618	3/29/2016	SW	Q	I	01	188,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FERENCHIK DENNIS P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W27 PTO=[YR=2016] N7 W10 S7 E10$ W12 S36 E12 FOP=[YR=2016] S6 E6 N2 FGR=[YR=2016] E21 N20 W21 S20$ N4 W6$ E6 N16 E21 N20$ PTR=E20 FUS=[YR=2016] E39 S16 STR=[YR=2016] S4 W12 N4 E12$ S24 W21 N4 W18 N36$ 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	647.00	SF	6.50	6.50	100	2016	2016	3	95	3,995	

LAND DESCRIPTION

TOTAL OB/XF 3,995

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