LOT 13
AMHURST OAKS PB 7/180

WATERMAN BRANDEN RAY & LYNDSEY
45137 AMHURST OAKS DR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0013-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

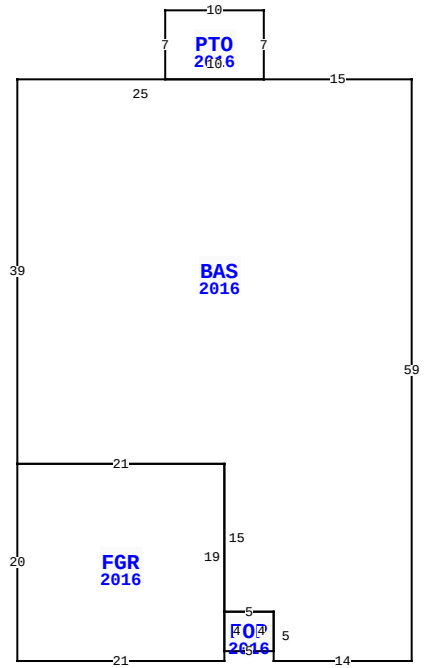
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,915	100	2016	1,915	217,138
FGR	420	55	2016	231	26,193
FOP	20	30	2016	6	680
PTO	70	5	2016	4	454
TOTALS	2,425			2,156	244,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,156	117.5020	117.50	253,330	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2023 Heated Area: 1915 HX Base Yr



45137 AMHURST OAKS DR, CALLAHAN

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

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	0	0	0	742.00	SF	6.50	6.50	100	2016	2016	3	95	4,582	
2	0476	VF 6 SBPL	0	0	0	0	298.00	LF	32.00	32.00	100	2018	2018	3	92	8,773	
3	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	244,463
TOTAL MARKET OB/XF VALUE	13,631
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	298,094
SOH/AGL Deduction	0
ASSESSED VALUE	298,094
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,094
TOTAL JUST VALUE	298,094
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	287,330

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E4025	REMODEL	0	04/01/2016
B4025	NEW CONSTR	0	03/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2567/1415	6/01/2022	SW	Q	I	01	348,500
GRANTOR: NATIONAL RESIDENTIAL						
GRANTEE: WATERMAN BRANDEN RA						
2567/1412	6/01/2022	WD	U	I	37	348,500
GRANTOR: CARTER FAMILY TRUST						
GRANTEE: NATIONAL RESIDENTIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] N7 W10 S7 E10$ W25 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4$ N19 W21$
E21 S15 E5 S5 E14 N59$.

LAND DESCRIPTION

TOTAL OB/XF 13,631

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