

LOT 14
IN OR 1590/1265
AMHURST OAKS PB 7/180

JOHNSON CHRISTOPHER L & RHONDA R
45138 AMHURST OAKS DRIVE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0014-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100	2006	1,879	201,016
FGR	461	55	2006	254	27,173
FOP	52	30	2006	16	1,712
FOP	120	30	2006	36	3,851
FUS	266	100	2006	266	28,456

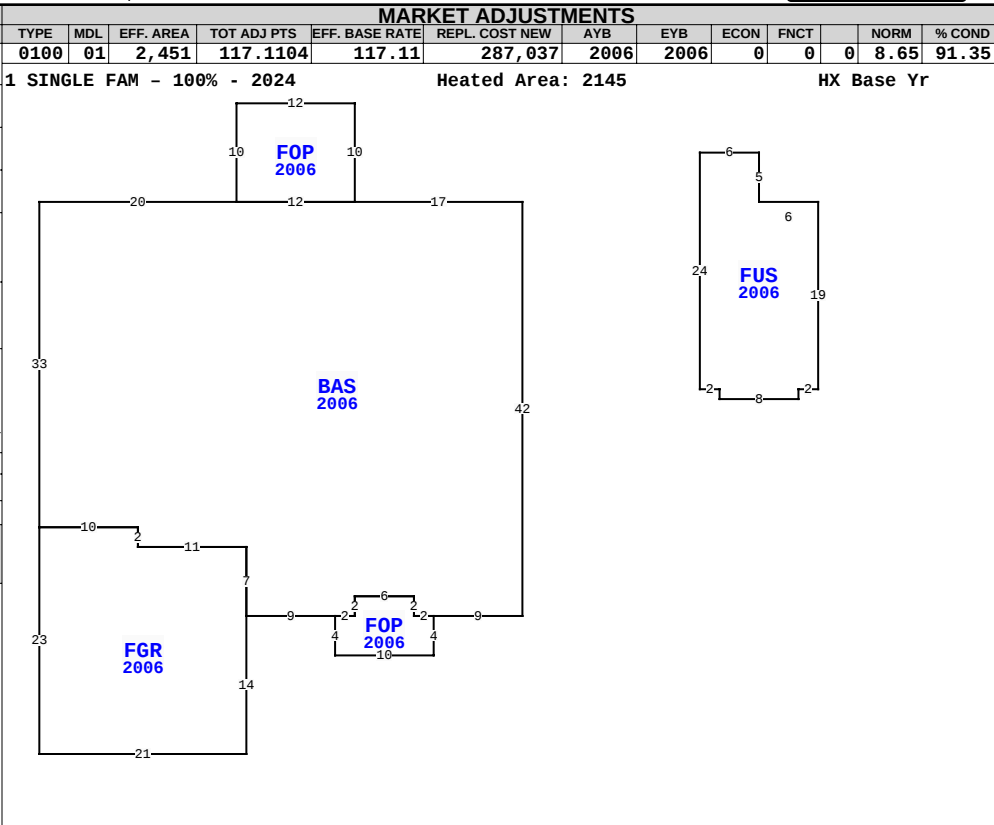
TOTALS	2,778			2,451	262,208
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EXTRA FEATURES

L N	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	100	0	0	702.00	SF	5.20	5.20	100	2006	2006	3	86	3,139	
2	0475	VF 4 SBPL	0	100	0	0	294.00	LF	14.00	14.00	100	2008	2008	3	72	2,964	
3	0469	VF LATTIC	0	100	0	0	294.00	SF	5.50	5.50	100	2008	2008	3	72	1,164	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
5	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	2008	2008	3	31	2,009	
6	0855	CONC PAVER	0	100	0	0	90.00	SF	7.00	7.00	100	2008	2008	3	88	554	
7	0861	POOL GUNIT	0	100	0	0	445.00	SF	85.00	85.00	100	2017	2017	3	81	30,638	
8	0855	CONC PAVER	0	100	0	0	1,060.00	SF	10.00	10.00	100	2017	2017	3	96	10,176	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2017	2017	3	74	740	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							



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

TOTAL OB/XF																	51,816
L N	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	100	0	0	702.00	SF	5.20	5.20	100	2006	2006	3	86	3,139	
2	0475	VF 4 SBPL	0	100	0	0	294.00	LF	14.00	14.00	100	2008	2008	3	72	2,964	
3	0469	VF LATTIC	0	100	0	0	294.00	SF	5.50	5.50	100	2008	2008	3	72	1,164	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2008	2008	3	72	432	
5	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	2008	2008	3	31	2,009	
6	0855	CONC PAVER	0	100	0	0	90.00	SF	7.00	7.00	100	2008	2008	3	88	554	
7	0861	POOL GUNIT	0	100	0	0	445.00	SF	85.00	85.00	100	2017	2017	3	81	30,638	
8	0855	CONC PAVER	0	100	0	0	1,060.00	SF	10.00	10.00	100	2017	2017	3	96	10,176	
9	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2017	2017	3	74	740	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		262,208	
TOTAL MARKET OB/XF VALUE		51,816	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		354,024	
SOH/AGL Deduction		71	
ASSESSED VALUE		353,953	
TOTAL EXEMPTION VALUE		13	353,953
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		354,024	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		343,978	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M4681	AC		08/15/2023
B2946	NEW CONSTR	143,736	07/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1590/1265	10/24/2008	WD	Q	I	05	163,000

GRANTOR: LASALLE BANK NATL ASS
GRANTEE: JOHNSON CHRISTOPHER
1563/1800 4/29/2008 CT U I 14 100
GRANTOR: CLERK OF COURT
GRANTEE: LASALLE BANK NATL A

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] N10 W12 S10 E12 \$ W12 W20
S33 FGR=[YR=2006] S23 E21 N14 N7 W11 N2 W10 \$ E10 S2 E11 S7
E9 FOP=[YR=2006] E2 N2 E6 S2 E2 S4 W10 N4 \$ E2 N2 E6 S2 E2
E9 N42 \$ PTR=E30 FUS=[YR=2006] W6 N5 W6 S24 E2 S1 E8 N1 E2
N19 \$ W30 \$.