LOT 16
IN OR 1906/1000
AMHURST OAKS PB 7/180

HUTCHINSON ROGER & LISA
45114 AMHURST OAKS DR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0016-0000

BUILDING CHARACTERISTICS

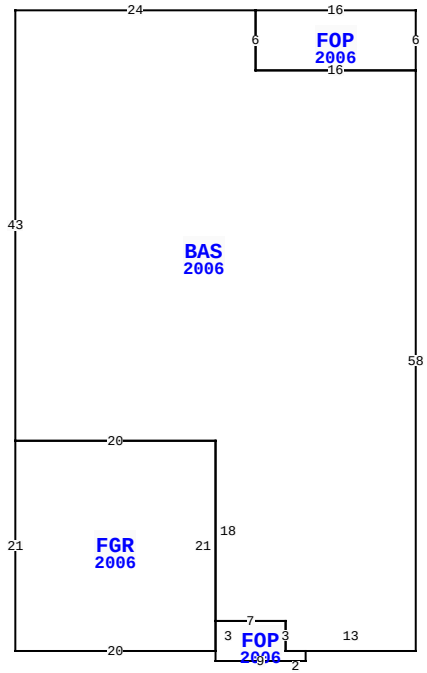
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,023	100	2006	2,023	226,086
FGR	420	55	2006	231	25,816
FOP	30	30	2006	9	1,006
FOP	96	30	2006	29	3,241
TOTALS	2,569			2,292	256,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,292	120.9516	120.95	277,217	2006	2008	0	0	0	7.60	92.40

1 SINGLE FAM – 100% - 2015 Heated Area: 2023 HX Base Yr 2015



45114 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		256,149
TOTAL MARKET OB/XF VALUE		3,381
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		299,530
SOH/AGL Deduction		133,294
ASSESSED VALUE		166,236
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		115,514
TOTAL JUST VALUE		299,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4587	REPAIR/RRF	0	07/01/2022
B2926	NEW CONSTR	122,994	05/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1906/1000	3/05/2014	SW	U	I	12	131,500
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: HUTCHINSON ROGER &						
1885/0112	6/18/2013	WD	U	I	12	164,900
GRANTOR: TOFFLEMIRE SHANNON L						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP2006 = W16 BAS=[YR=2006] W24 S43 FGR=[YR=2006] S21 E20 FOP=[YR=2006] S1 E9 N1 W2 N3 W7 S3$ N21 W20$ E20 S18 E7 S3 E13 N58 W16 N6$ S6 E16 N6$.

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	0811	CONCRETE B	0	100	0	0	756.00	SF	5.20	5.20	100	2006	2006	3	86	3,381	

LAND DESCRIPTION

TOTAL OB/XF 3,381

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	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS