LOT 18
AMHURST OAKS PB 7/180

AMOS CHRISTY H
45088 AMHURST OAKS DR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0018-0000

BUILDING CHARACTERISTICS

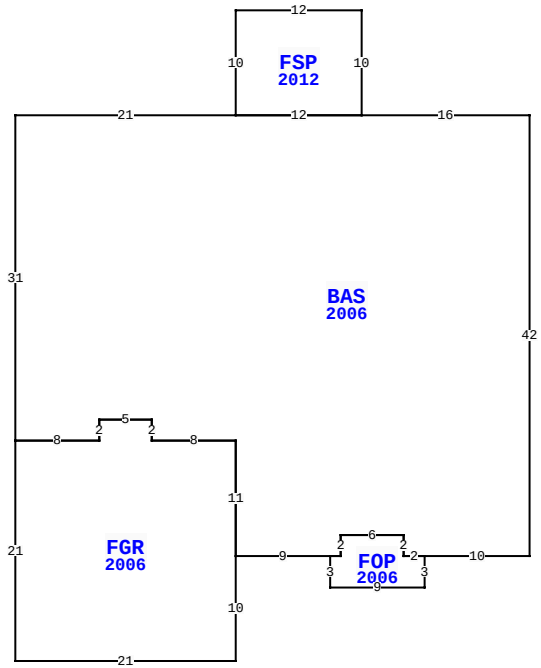
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,805	100	2006	1,805	201,321
FGR	451	55	2006	248	27,660
FOP	39	30	2006	12	1,338
FSP	120	40	2012	48	5,353
TOTALS	2,415			2,113	235,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,113	122.0296	122.03	257,849	2006	2006	0	0	0	8.60	91.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1805 HX Base Yr 2021



45088 AMHURST OAKS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		235,674
TOTAL MARKET OB/XF VALUE		8,755
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		284,429
SOH/AGL Deduction		107,947
ASSESSED VALUE		176,482
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		120,760
TOTAL JUST VALUE		284,429
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2914	NEW CONSTR	121,194	05/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1992	8/23/2019	WD	Q	I	01	199,900
GRANTOR: DAVIS LISA W						
GRANTEE: AMOS CHRISTY H						
1936/1065	9/09/2014	WD	Q	I	01	143,500
GRANTOR: HALE RONALD E & SEAN						
GRANTEE: DAVIS LISA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FSP=[YR=2012] N10 W12 S10 E12 $ W12 W21 S31 FGR=[YR=2006] S21 E21 N10 N11 W8 N2 W5 S2 W8 $ E8 N2 E5 S2 E8 S11 E9 FOP=[YR=2006] E1 N2 E6 S2 E2 S3 W9 N3 $ E1N2 E6 S2 E2 E10 N42 $.

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	792.00	SF	5.20	5.20	100	2006	2006	3	86	3,542	
2	0810	CONCRETE A	0	100	0	0	124.00	SF	6.50	6.50	100	2008	2008	3	88	709	
3	0476	VF 6 SBPL	0	100	0	0	147.00	LF	32.00	32.00	100	2017	2017	3	90	4,234	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 8,755

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 01/06/2023 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS