LOT 19
IN OR 1942/859
AMHURST OAKS PB 7/180

MURPHY ABBY
45076 AMHURST OAKS DR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

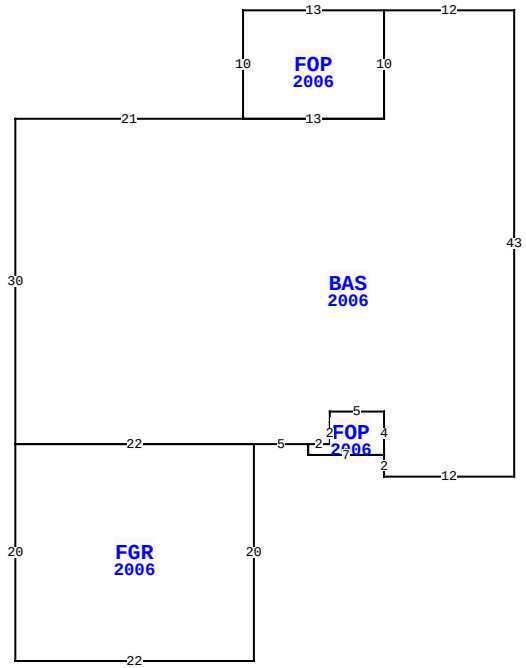
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,543	100	2006	1,543	176,696
FGR	440	55	2006	242	27,712
FOP	22	30	2006	7	802
FOP	130	30	2006	39	4,466
TOTALS	2,135			1,831	209,677

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,831	125.2900	125.29	229,406	2006	2006	0	0	0	8.60	91.40

1 SINGLE FAM – 100% - 2015 Heated Area: 1543 HX Base Yr 2015



45076 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		209,677
TOTAL MARKET OB/XF VALUE		6,764
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		256,441
SOH/AGL Deduction		113,756
ASSESSED VALUE		142,685
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,963
TOTAL JUST VALUE		256,441
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2920	NEW CONSTR	112,794	05/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/0859	10/10/2014	SW	U	I	18	123,500
GRANTOR: US SECRETARY OF HOUSI						
GRANTEE: MURPHY ABBY						
1923/1221	5/06/2014	SW	U	I	12	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: US SECRETARY OF HOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 FOP=[YR=2006] S10 W13 N10 E13 $ S10 W13 W21 S30 FGR=[YR=2006] S20 E22 N20 W22 $ E22 E5 FOP=[YR=2006] /E2/N2 N1 E5 S4 W7 N1 $ S1 E7 S2 E12 N43 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0811	CONCRETE B	0	100	0	0	816.00	SF	5.20	5.20	100	2006	2006	3	86	3,649	

LAND DESCRIPTION

TOTAL OB/XF 6,764

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