LOT 21
IN OR 2103/1311
AMHURST OAKS PB 7/180

JANNEY SUSAN J
45052 AMHURST OAKS DR
CALLAHAN, FL 32011

**2025**

**51-2N-25-015A-0021-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

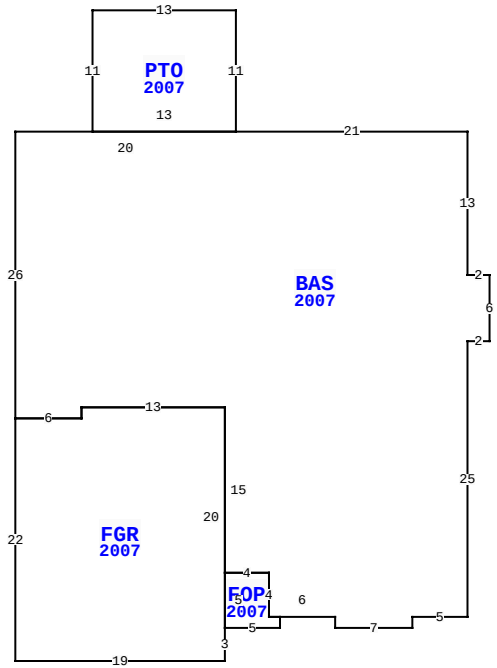
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 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 | 1,452 | 100 | 2007 | 1,452 | 166,927 |
| FGR | 431 | 55 | 2007 | 237 | 27,247 |
| FOP | 21 | 30 | 2007 | 6 | 690 |
| PTO | 143 | 5 | 2007 | 7 | 805 |
| TOTALS | 2,047 | | | 1,702 | 195,667 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,702 | 124.9600 | 124.96 | 212,682 | 2007 | 2007 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM – 100% - 2018 Heated Area: 1452 HX Base Yr 2018




| | | | |
|---|---|---|---|
| BLD DATE | 07/02/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

45052 AMHURST OAKS DR, CALLAHAN

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 195,667 |
| TOTAL MARKET OB/XF VALUE | | 3,868 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 239,535 |
| SOH/AGL Deduction | | 85,619 |
| ASSESSED VALUE | | 153,916 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 103,194 |
| TOTAL JUST VALUE | | 239,535 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 230,835 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3019 | NEW CONSTR | 111,810 | 02/13/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2103/1311 | 2/27/2017 | WD | Q | I | 01 | 150,000 |
| GRANTOR: PICKETT JULIE WARREN | | | | | | |
| GRANTEE: JANNEY SUSAN J | | | | | | |
| 2061/1969 | 6/02/2016 | SW | U | I | 12 | 93,800 |
| GRANTOR: JPMORGAN CHASE BANK N | | | | | | |
| GRANTEE: PICKETT JULIE WARRE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N11 W13 S11 E13$ W20S26
FGR=[YR=2007] S22 E19 N3 FOP=[YR=2007] E5 N1 W1 N4 W4 S5$
N20 W13 S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E7 N1 E5 N25 E2 N6
W2 N13$.

## 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 | 717.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 87 | 3,244 | |
| 2 | 1076 | TRELLIS A | 0 | 100 | 10 | 13 | 130.00 | SF | 7.50 | 7.50 | 100 | 2012 | 2012 | 3 | 64 | 624 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,868

| 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