LOT 23
IN OR 2042/1016
AMHURST OAKS PB 7/180

LAWSON SAMANTHA & RONALD D
45017 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

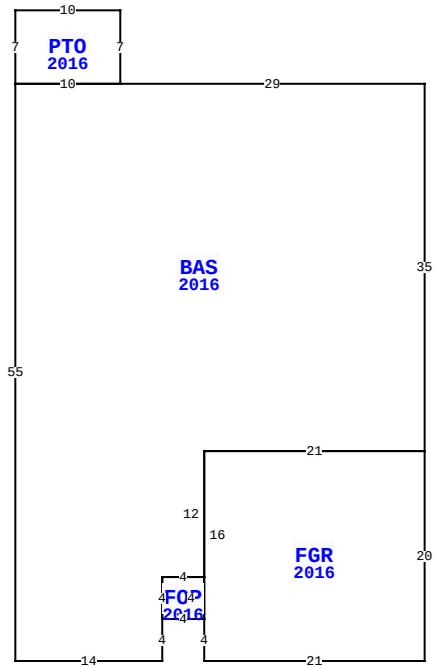
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,693	100	2016	1,693	193,730
FGR	420	55	2016	231	26,433
FOP	16	30	2016	5	572
PTO	70	5	2016	4	457
TOTALS	2,199			1,933	221,192

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	118.5800	118.58	229,215	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1693 HX Base Yr 2017



45017 DUTTON WAY, 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		221,192
TOTAL MARKET OB/XF VALUE		4,224
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		265,416
SOH/AGL Deduction		118,497
ASSESSED VALUE		146,919
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		96,197
TOTAL JUST VALUE		265,416
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		255,487

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3998	NEW CONSTR	153,000	12/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2042/1016	4/26/2016	SW	Q	I	01	140,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: LAWSON SAMANTHA & R						
2018/0411	12/10/2015	SW	U	V	11	100
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: DR HORTON INC JACKS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10$ W10 S55 E14 N4 FOP=[YR=2016] E4 FGR=[YR=2016] S4 E21 N20 W21 S16$ N4 W4 S4$ N4 E4 N12 E21 N35$.

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	0810	CONCRETE A	0	100	0	0	684.00	SF	6.50	6.50	100	2016	2016	3	95	4,224	

LAND DESCRIPTION

TOTAL OB/XF 4,224

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

REVIEW DATE 01/23/2023 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS