LOT 24
IN OR 2055/978
AMHURST OAKS PB 7/180

VIJUK PROPERTIES LLC
29 SALT MARSH DR
FERNANDINA BEACH, FL 32034

2025

51-2N-25-015A-0024-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

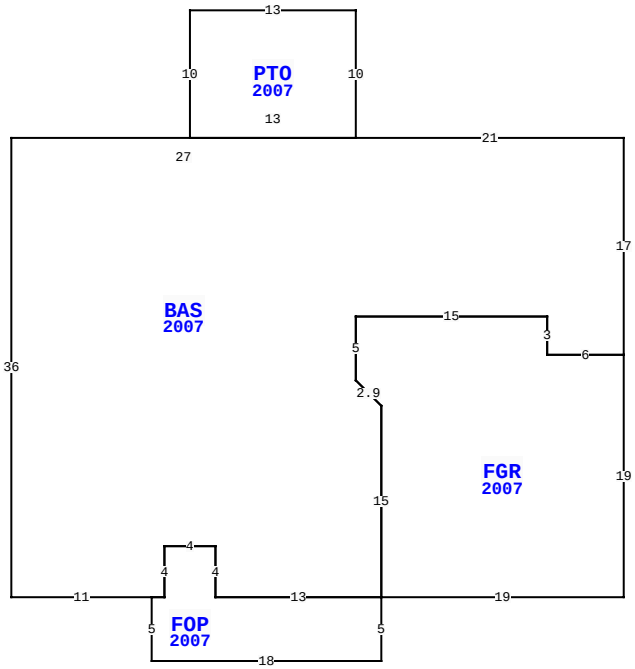
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,300	100	2007	1,300	153,615
FGR	412	55	2007	227	26,824
FOP	106	30	2007	32	3,782
PTO	130	5	2007	6	709
TOTALS	1,948			1,565	184,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	128.5812	128.58	201,228	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 0% - 0 Heated Area: 1300 HX Base Yr



45025 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	184,929
TOTAL MARKET OB/XF VALUE	6,941
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	231,870
SOH/AGL Deduction	15,554
ASSESSED VALUE	216,316
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	216,316
TOTAL JUST VALUE	231,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	223,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3033	NEW CONSTR	90,000	04/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2055/0978	6/29/2016	WD	Q	I	01	120,000
GRANTOR: LEE GARY W JR						
GRANTEE: VIJUK PROPERTIES LL						
1717/1000	12/16/2010	WD	U	I	12	135,000
GRANTOR: HELMS JOHN B & VALERI						
GRANTEE: LEE GARY W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N10 W13 S10 E13$ W27 S36 E11
FOP=[YR=2007] S5 E18 N5 W13 N4 W4 S4 W1$ E1 N4 E4 S4 E13
FGR=[YR=2007] E19 N19 W6 N3 W15 S5 D2 R2 S15$ N15 U2 L2
N5 E15 S3 E6 N17$.

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	0	0	0	838.00	SF	5.20	5.20	100	2007	2007	3	87	3,791	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 6,941

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

REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS