LOT 27
IN OR 1452/514
AMHURST OAKS PB 7/180

MONK RICHARD & MONICA
45061 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0027-0000

BUILDING CHARACTERISTICS

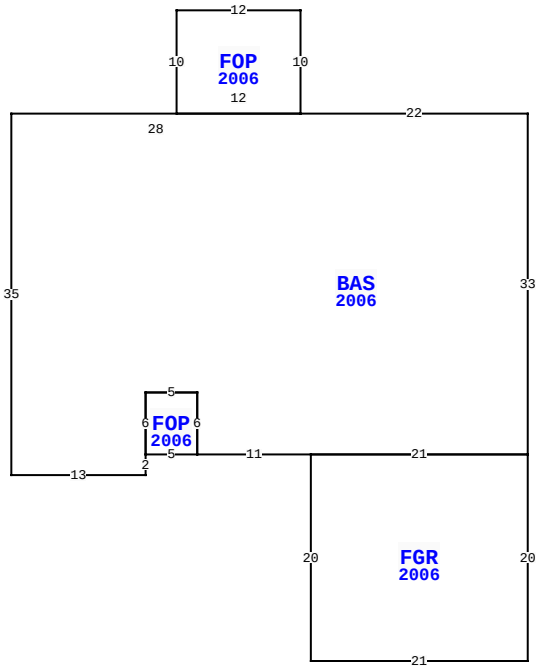
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,646	100	2006	1,646	183,106
FGR	420	55	2006	231	25,697
FOP	30	30	2006	9	1,001
FOP	120	30	2006	36	4,005
TOTALS	2,216			1,922	213,809

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,922	121.7062	121.71	233,927	2006	2006	0	0	0	8.60	91.40

1 SINGLE FAM – 100% - 2007 Heated Area: 1646 HX Base Yr 2007



45061 DUTTON WAY, CALLAHAN

BLD DATE	01/30/2007 KW	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		213,809
TOTAL MARKET OB/XF VALUE		3,689
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		257,498
SOH/AGL Deduction		126,073
ASSESSED VALUE		131,425
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,703
TOTAL JUST VALUE		257,498
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,954

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4235	XFOB	0	03/01/2019
B2924	NEW CONSTR	194,210	05/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1452/0514	10/13/2006	WD	Q	I		207,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: MONK RICHARD & MONI						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22 FOP=[YR=2006] N10 W12 S10 E12 $ W28 S35 E13 N2 FOP=[YR=2006] E5 N6 W5 S6 $ N6 E5 S6 E11 FGR=[YR=2006] S20 E21 N20 W21 $ E21 N33 $.

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	825.00	SF	5.20	5.20	100	2006	2006	3	86	3,689	

LAND DESCRIPTION

TOTAL OB/XF 3,689

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 08/10/2020 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS