LOT 28
IN OR 1869/409
AMHURST OAKS PB 7/180

DAVIS SCOTT JR & TINA RAU
45071 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0028-0000

BUILDING CHARACTERISTICS

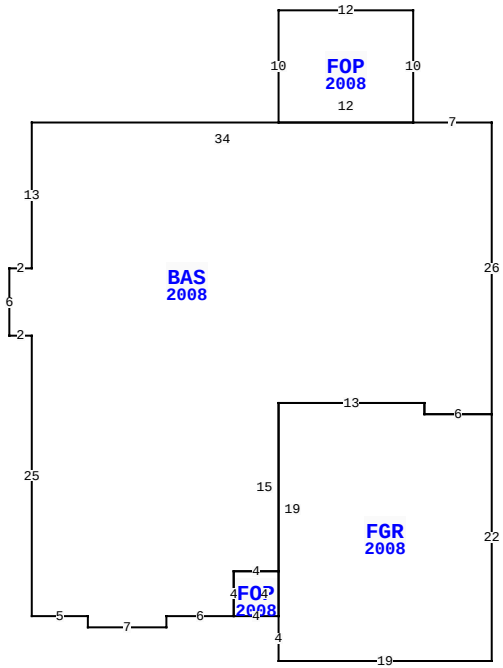
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,452	100	2008	1,452	169,571
FGR	431	55	2008	237	27,677
FOP	16	30	2008	5	584
FOP	120	30	2008	36	4,204
TOTALS	2,019			1,730	202,037

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,730	126.3900	126.39	218,655	2008	2008	0	0	0	7.60	92.40

1 SINGLE FAM – 100% - 2009 Heated Area: 1452 HX Base Yr 2009



45071 DUTTON WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		202,037
TOTAL MARKET OB/XF VALUE		3,112
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		245,149
SOH/AGL Deduction		122,421
ASSESSED VALUE		122,728
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		72,006
TOTAL JUST VALUE		245,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B083180	NEW CONSTR	98,394	02/20/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1869/0409	6/13/2013	QC	U	I	11	100
GRANTOR: DAVIS SCOTT JR & TINA						
GRANTEE: DAVIS SCOTT JR & TI						
1573/1094	6/25/2008	WD	Q	I		155,800
GRANTOR: TOUSA HOMES INC						
GRANTEE: DAVIS SCOTT & TINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W7 FOP=[YR=2008] N10 W12 S10 E12$ W34 S13 W2 S6 E2 S25 E5 S1 E7 N1 E6 FOP=[YR=2008] E4 FGR=[YR=2008] S4 E19 N22 W6 N1 W13 S19$ N4 W4 S4$ N4 E4 N15 E13 S1 E6 N26$.

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	680.00	SF	5.20	5.20	100	2008	2008	3	88	3,112	

LAND DESCRIPTION

TOTAL OB/XF 3,112

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS