LOT 30
IN OR 1655/1137
AMHURST OAKS PB 7/180

SEYLER KELLY N & MARK
45095 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0030-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

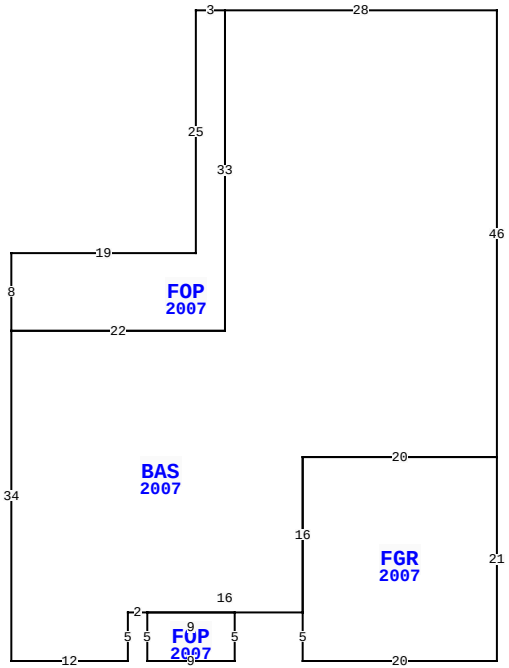
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,114	100	2007	2,114	238,533
FGR	420	55	2007	231	26,065
FOP	45	30	2007	14	1,580
FOP	251	30	2007	75	8,463
TOTALS	2,830			2,434	274,640

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,434	122.7842	122.78	298,847	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2010 Heated Area: 2114 HX Base Yr 2010



45095 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		274,640
TOTAL MARKET OB/XF VALUE		7,032
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		321,672
SOH/AGL Deduction		157,687
ASSESSED VALUE		163,985
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,263
TOTAL JUST VALUE		321,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,436

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2974	NEW CONSTR	128,886	10/04/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1655/1137	12/19/2009	WD	Q	I	01	157,500
GRANTOR: BROWN STEVEN D & AMAN						
GRANTEE: SEYLER KELLY N & MA						
1508/0916	6/27/2007	WD	Q	I		215,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: BROWN STEVEN D & AM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W28 FOP=[YR=2007] W3 S25 W19 S8 E22 N33$ S33 W22 S34 E12 N5 E2 FOP=[YR=2007] S5 E9 N5 W9 $ E16 FGR=[YR=2007] S5 E20 N21 W20 S16$ N16 E20 N46$.

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	858.00	SF	5.20	5.20	100	2007	2007	3	87	3,882	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 7,032

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