LOT 32
AMHURST OAKS PB 7/180

HAWTHORNE TY
3544 MARENGO DR
JACKSONVILLE, FL 32277

2025

51-2N-25-015A-0032-0000

BUILDING CHARACTERISTICS

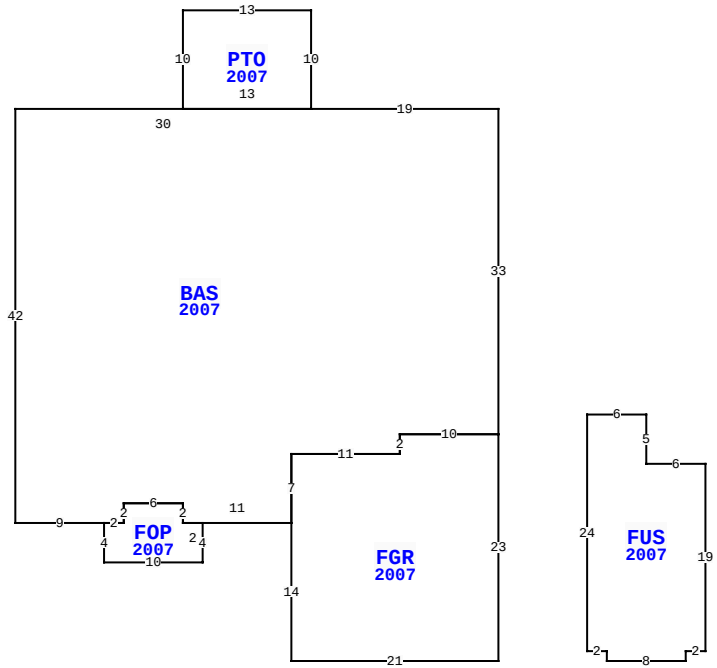
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,879	100	2007	1,879	208,304
FGR	461	55	2007	254	28,158
FOP	52	30	2007	16	1,774
FUS	266	100	2007	266	29,489
PTO	130	5	2007	6	665
TOTALS	2,788			2,421	268,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	120.6282	120.63	292,045	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 0% - 2025 Heated Area: 2145 HX Base Yr



45117 DUTTON WAY, CALLAHAN

BLD DATE		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	268,389
TOTAL MARKET OB/XF VALUE	3,818
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	312,207
SOH/AGL Deduction	0
ASSESSED VALUE	312,207
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,207
TOTAL JUST VALUE	312,207
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	300,223

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2986	CO ISSUED	0	06/28/2007
B2986	NEW CONSTR	135,594	10/04/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2720/998	6/20/2024	FJ	U	I	11	0
GRANTOR: HAWTHORNE TOM RON EST						
GRANTEE: HAWTHORNE TY						
2720/333	6/20/2024	FJ	U	I	11	100
GRANTOR: HAWTHORNE TOM RON						
GRANTEE: HAWTHORNE TY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W19 W30 S42 E9 E2 N2 E6 S2 E11 N7 E11 N2 E10 N33 $
FGR=[YR=2007;ORIG=-21,42] S14 E21 N23 W10 S2 W11 S7 $
FUS=[YR=2007;ORIG=9,31] E6 S5 E6 S19 W2 S1 W8 N1 W2 N24 $
PTO=[YR=2007;ORIG=-19,0] N10 W13 S10 E13 $
FOP=[YR=2007;ORIG=-40,42] S4 E10 N4 W2 N2 W6 S2 W2 $
.

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	844.00	SF	5.20	5.20	100	2007	2007	3	87	3,818	

LAND DESCRIPTION

TOTAL OB/XF 3,818

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	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