LOT 33
IN OR 2000/1511
AMHURST OAKS PB 7/180

FLETCHER MARY D
45129 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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

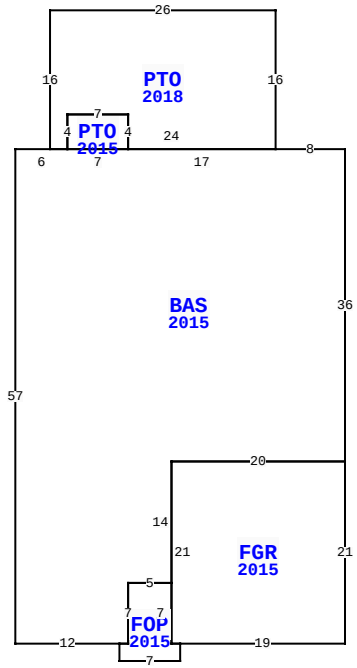
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,739	100	2015	1,739	196,160
FGR	420	55	2015	231	26,057
FOP	49	30	2015	15	1,692
PTO	28	5	2015	1	113
PTO	416	5	2018	21	2,369
TOTALS	2,652			2,007	226,389

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,007	117.5020	117.50	235,822	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1739 HX Base Yr 2017



45129 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		226,389
TOTAL MARKET OB/XF VALUE		4,199
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		270,588
SOH/AGL Deduction		124,165
ASSESSED VALUE		146,423
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		95,701
TOTAL JUST VALUE		270,588
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3939	NEW CONSTR	179,999	05/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2000/1511	8/31/2015	SW	Q	I	01	144,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FLETCHER MARY D						
1979/1754	5/14/2015	SW	U	V	30	220,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W8 PTO=[YR=2018] N16 W26 S16 E2 PTO=[YR=2015] N4 E7 S4 W7$ E24$ W17 N4 W7 S4 W6S57 E12 FOP=[YR=2015] S2 E7 N2 FGR=[YR=2015] E19 N21 W20 S21 E1$W1 N7 W5 S7 W1$ E1 N7 E5 N14 E20 N36$.

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	0810	CONCRETE A	0	100	0	0	680.00	SF	6.50	6.50	100	2015	2015	3	95	4,199	

LAND DESCRIPTION

TOTAL OB/XF 4,199

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