LOT 34
AMHURST OAKS PB 7/180

NEU JOSE A & REBECCA L
45141 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0034-0000

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		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

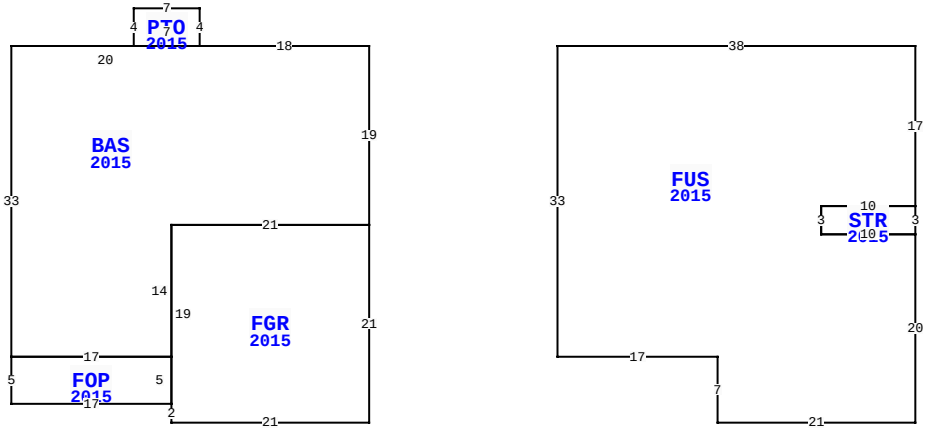
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2015	960	105,108
FGR	441	55	2015	243	26,605
FOP	85	30	2015	26	2,846
FUS	1,371	100	2015	1,371	150,108
PTO	28	5	2015	1	109
STR	30	10	2015	3	328
TOTALS	2,915			2,604	285,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,604	114.0480	114.05	296,986	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM - 100% - 2020 Heated Area: 2331 HX Base Yr 2020



45141 DUTTON WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		285,107
TOTAL MARKET OB/XF VALUE		4,378
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		329,485
SOH/AGL Deduction		102,503
ASSESSED VALUE		226,982
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,260
TOTAL JUST VALUE		329,485
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		316,646

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3948	NEW CONSTR	209,000	06/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1239	7/31/2019	WD	Q	I	01	238,000
GRANTOR: REYNOLDS CHRISTOPHER						
GRANTEE: NEU JOSE A & REBECC						
2016/0293	11/20/2015	SW	Q	I	01	174,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: REYNOLDS CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W18 PTO=[YR=2015] N4 W7 S4 E7$ W20 S33
FOP=[YR=2015] S5 E17 FGR=[YR=2015] S2 E21 N21 W21 S19$ N5
W17$ E17 N14 E21 N19$ PTR=E20 FUS=[YR=2015] E38 S17
STR=[YR=2015] S3 W10 N3 E10$ W10 S3 E10 S20 W21 N7 W17 N33$
W20$.

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	709.00	SF	6.50	6.50	100	2015	2015	3	95	4,378	

TOTAL OB/XF 4,378

LAND DESCRIPTION

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