LOT 35
IN OR 1618/1202
AMHURST OAKS PB 7/180

WHALEY ANN B
45151 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0035-0000

BUILDING CHARACTERISTICS

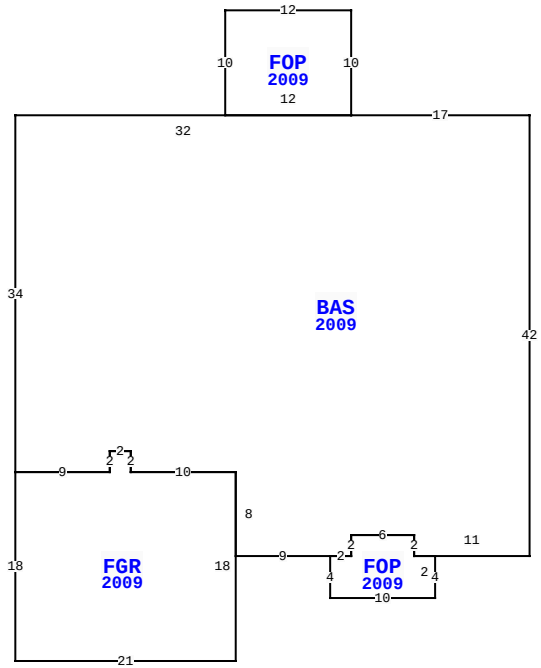
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,874	100	2009	1,874	212,333
FGR	382	55	2009	210	23,794
FOP	52	30	2009	16	1,812
FOP	120	30	2009	36	4,079
TOTALS	2,428			2,136	242,019

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,136	122.0296	122.03	260,656	2009	2009	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2010 Heated Area: 1874 HX Base Yr 2010



45151 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		242,019
TOTAL MARKET OB/XF VALUE		4,165
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		286,184
SOH/AGL Deduction		140,451
ASSESSED VALUE		145,733
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		90,011
TOTAL JUST VALUE		286,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,371

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1618/1202	5/01/2009	WD	Q	I	01	169,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: WHALEY JAMES A & AN						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W17 FOP=[YR=2009] N10 W12 S10 E12$ W32 S34
FGR=[YR=2009] S18 E21 N18 W10 N2 W2 S2 W9$ E9 N2 E2 S2 E10 S8
E9 FOP=[YR=2009] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11
N42$.

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	720.00	SF	6.50	6.50	100	2009	2009	3	89	4,165	

LAND DESCRIPTION

TOTAL OB/XF 4,165

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	0003	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS