LOT 36
IN OR 2068/787
AMHURST OAKS PB 7/180

REVELS MANDY & RALPH D II
45163 DUTTON WAY
CALLAHAN, FL 32011

**2025**

**51-2N-25-015A-0036-0000**

## 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 | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

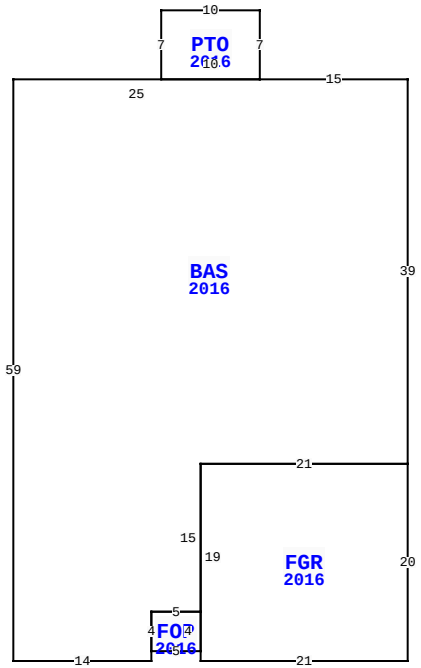
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,915 | 100 | 2016 | 1,915 | 217,138 |
| FGR | 420 | 55 | 2016 | 231 | 26,193 |
| FOP | 20 | 30 | 2016 | 6 | 680 |
| PTO | 70 | 5 | 2016 | 4 | 454 |
| TOTALS | 2,425 | | | 2,156 | 244,463 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,156 | 117.5020 | 117.50 | 253,330 | 2016 | 2016 | 0 | 0 | 0 | 3.50 | 96.50 |

1 SINGLE FAM – 100% - 2017 Heated Area: 1915 HX Base Yr 2017




45163 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 | | 244,463 |
| TOTAL MARKET OB/XF VALUE | | 6,313 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 290,776 |
| SOH/AGL Deduction | | 128,326 |
| ASSESSED VALUE | | 162,450 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 111,728 |
| TOTAL JUST VALUE | | 290,776 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 279,855 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B4029 | NEW CONSTR | 0 | 03/14/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2068/0787 | 8/26/2016 | SW | Q | I | 01 | 156,500 |
| GRANTOR: D R HORTON INC JACKSO | | | | | | |
| GRANTEE: REVELS MANDY & RALP | | | | | | |
| 2033/1058 | 3/10/2016 | SW | U | V | 30 | 240,000 |
| GRANTOR: SLV AMHURST OAKS LLC | | | | | | |
| GRANTEE: D R HORTON INC JACK | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] N7 W10 S7 E10$ W25 S59 E14 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

## 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 | 701.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 95 | 4,329 | |
| 2 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 58.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 92 | 1,708 | |
| 3 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2018 | 2018 | 3 | 92 | 276 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,313

| 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