

QUIROGA MARIO ALVARO & LILIANA SONIA
45213 DUTTON WAY
CALLAHAN, FL 32011

51-2N-25-015A-0039-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 90

Exterior Wall21STONE 10

RooF Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 60

Interior Floo11CLAY TILE 40

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories Units02WOOD FRAME 100
1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7003.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,11410020062,114243,257

FGR42055200623126,581

FOP45302006141,611

FOP251302006758,630

TOTALS2,8302,434280,079

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0100012,434

TOT ADJ PTSTOT ADJ PNTS

126.4494126.45

REPL. COST NEWAYB

307,7792006

EYB2006

ECONFNCT

00

NORM% COND

9.0091.00

Heated Area: 2114HX Base Yr

1 SINGLE FAM - 0% - 2025

Diagram showing lot boundaries and area calculations.

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUESOHA/GL DeductionASSESSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

280,07917,60840,000337,6870337,6870337,687337,68700320,591

PERMIT NUMDESCRIPTIONAMTISSUED

B2953SWIM POOL27,00008/22/2006

B2948NEW CONSTR129,66007/24/2006

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSN CDPRICE

2704/13813/29/2024WDQI01435,000

GRANTOR:HENDERSON ADAM M & ST

GRANTEE:QUIROGA MARIO ALVAR

1667/12363/12/2010WDU I12150,000

GRANTOR:FEDERAL NATIONAL MORT

GRANTEE:HENDERSON ADAM M &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 S33 W22 FOP=[YR=2006] N8 E19 N25 E3 S33
W22 \$ S34 E12 N5 E2 FOP=[YR=2006] E9 S5 W9 N5 \$ E9 E7
FGR=[YR=2006] S5 E20 N21 W20 S16 \$ N16 E20 N46 \$.

EXTRA FEATURES

LNOBJXF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPH FACTYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

10811CONCRETE B0000666.00SF5.205.20100200620063862,978

20845KOO L DECK0000645.00SF7.257.25100200620063864,022

30861POOL GUNIT0000312.00SF85.0085.001002006200634010,608

TOTAL OB/XF17,608

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES00006RL0.000.001.00LT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE01/06/2023BYKBA

Total Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000

PRINTED 07/30/2025 BY SYS