LOT 40
AMHURST OAKS PB 7/180

ROSENBERRY MICOLLE DIANN
45219 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0040-0000

BUILDING CHARACTERISTICS

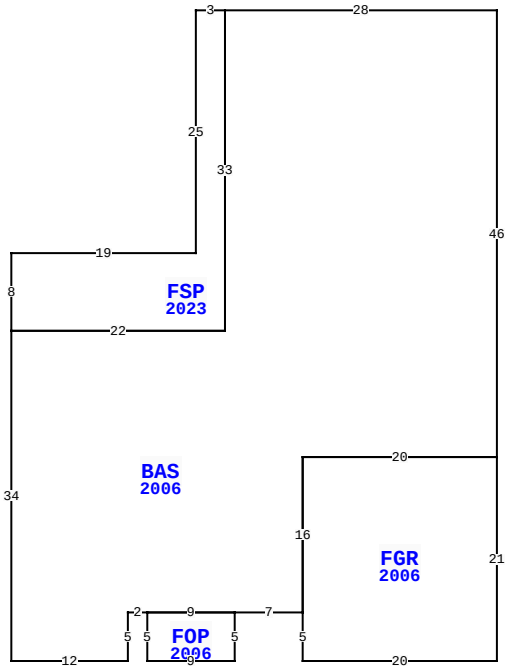
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,114	100	2006	2,114	234,312
FGR	420	55	2006	231	25,604
FOP	45	30	2006	14	1,552
FSP	251	40	2023	100	11,084
TOTALS	2,830			2,459	272,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,459	120.2784	120.28	295,769	2006	2009	0	0	0	7.85	92.15

1 SINGLE FAM – 100% - 2011 Heated Area: 2114 HX Base Yr 2011



45219 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		272,551
TOTAL MARKET OB/XF VALUE		22,973
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		335,524
SOH/AGL Deduction		158,517
ASSESSED VALUE		177,007
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		126,285
TOTAL JUST VALUE		335,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,943

EYB ADJSTD FOR NEW ROOF: KW 10/23

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R-4661			04/24/2023
B2977	SCRN ENCLOSURE	9,800	10/20/2006
B2960	SWIM POOL	24,000	08/29/2006
B2922	NEW CONSTR	149,160	05/22/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2797/1569	5/19/2025	QC	U	I	11	100
GRANTOR: DAVIS MATTHEW						
GRANTEE: ROSENBERRY MICOLLE						
1695/0467	8/12/2010	WD	U	I	12	165,000
GRANTOR: NEWMAN SCOTT L & LAVO						
GRANTEE: ROSENBERRY-DAVIS MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W28 S33 W22 S34 E12 N5 E2 E9 E7 N16 E20 N46 $
FGR=[YR=2006;ORIG=-20,62] S5 E20 N21 W20 S16 $
FSP=[YR=2023;ORIG=-50,33] N8 E19 N25 E3 S33 W22 $
FOP=[YR=2006;ORIG=-36,62] E9 S5 W9 N5 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,063.00	SF	4.00	4.00	100	2006	2006	3	86	3,657	
3	0845	KOOL DECK	0	100	0	0	473.00	SF	7.25	7.25	100	2006	2006	3	86	2,949	
4	0861	POOL GUNIT	0	100	0	0	296.00	SF	85.00	85.00	100	2006	2006	3	40	10,064	
5	0911	SCRN RM A	0	100	0	0	759.00	SF	17.50	17.50	100	2006	2006	3	24	3,188	

LAND DESCRIPTION

TOTAL OB/XF 22,973

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	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 07/13/2023 BY KWX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS