LOT 42
AMHURST OAKS PB 7/180

WHITSON GREGORY & ASHTON RAE
45190 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0042-0000

BUILDING CHARACTERISTICS

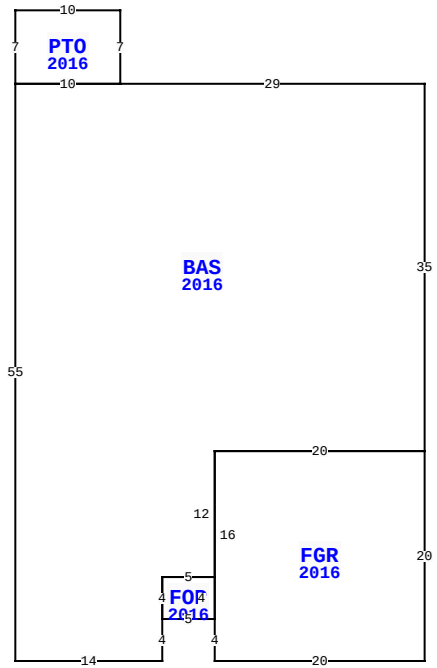
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,705	100	2016	1,705	195,103
FGR	400	55	2016	220	25,175
FOP	20	30	2016	6	686
PTO	70	5	2016	4	457
TOTALS	2,195			1,935	221,421

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,935	118.5800	118.58	229,452	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 2024 Heated Area: 1705 HX Base Yr



45190 DUTTON WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	221,421
TOTAL MARKET OB/XF VALUE	4,477
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	265,898
SOH/AGL Deduction	0
ASSESSED VALUE	265,898
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	265,898
TOTAL JUST VALUE	265,898
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	255,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4024	NEW CONSTR	0	03/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2642/1066	5/22/2023	WD	Q	I	01	326,000
GRANTOR: BALLARD JAMES &						
GRANTEE: WHITSON GREGORY & A						
2417/1767	12/17/2020	WD	Q	I	01	229,000
GRANTOR: BECKHAM AMANDA L						
GRANTEE: BALLARD JAMES & MOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W29 PTO=[YR=2016] N7 W10 S7 E10$ W10 S55 E14 N4 FOP=[YR=2016] E5 FGR=[YR=2016] S4 E20 N20 W20 S16$ N4 W5 S4$ N4 E5 N12 E20 N35$.

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	0	0	0	725.00	SF	6.50	6.50	100	2016	2016	3	95	4,477	

LAND DESCRIPTION

TOTAL OB/XF 4,477

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	0		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