LOT 43
IN OR 2012/1494
AMHURST OAKS PB 7/180

GUYTON STERLING B & NICOLE AMANDA
45178 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

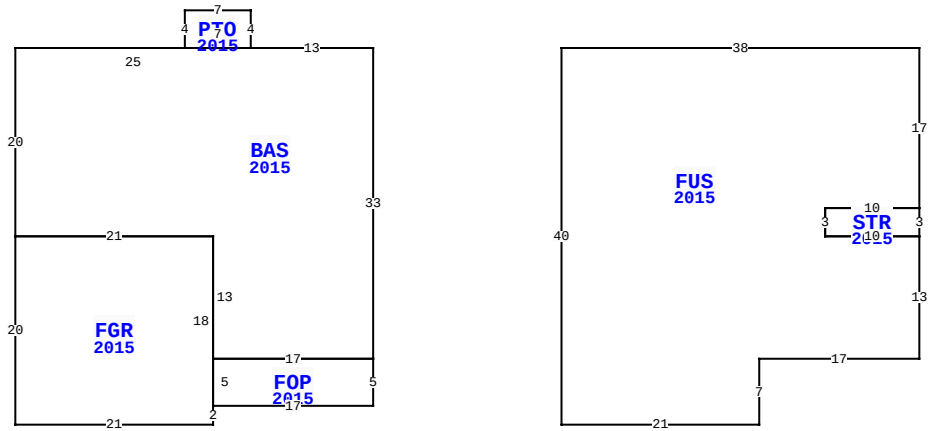
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	2015	981	107,408
FGR	420	55	2015	231	25,292
FOP	85	30	2015	26	2,846
FUS	1,371	100	2015	1,371	150,108
PTO	28	5	2015	1	109
STR	30	10	2015	3	328
TOTALS	2,915			2,613	286,092

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,613	114.0480	114.05	298,013	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2021 Heated Area: 2352 HX Base Yr 2021



45178 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		286,092
TOTAL MARKET OB/XF VALUE		7,278
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		333,370
SOH/AGL Deduction		89,920
ASSESSED VALUE		243,450
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		192,728
TOTAL JUST VALUE		333,370
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E4524	SOLAR PANELS	0	03/01/2022
3942	NEW CONSTR	209,000	05/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/1494	11/04/2015	SW	Q	I	01	171,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: GUYTON STERLING B &						
1979/1754	5/14/2015	SW	U	V	30	220,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W13 PTO=[YR=2015] N4 W7 S4 E7$ W25 S20 FGR=[YR=2015] S20 E21 N2 FOP=[YR=2015] E17 N5 W17 S5$ N18 W21 $ E21 S13 E17 N33$ PTR=E20 FUS=[YR=2015] E38 S17 STR=[YR=2015] S3 W10 N3E10 $W10 S3 E10 S13 W17 S7 W21 N40$ W20$.

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	683.00	SF	6.50	6.50	100	2015	2015	3	95	4,218	
2	0462	ST/AL FNC	0	100	0	0	408.00	SF	10.00	10.00	100	2015	2015	3	75	3,060	

LAND DESCRIPTION

TOTAL OB/XF 7,278

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 01/14/2021 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS