LOT 44
AMHURST OAKS PB 7/180

MILLS MICHAEL G JR & SARAH SUSANNA
45170 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0044-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

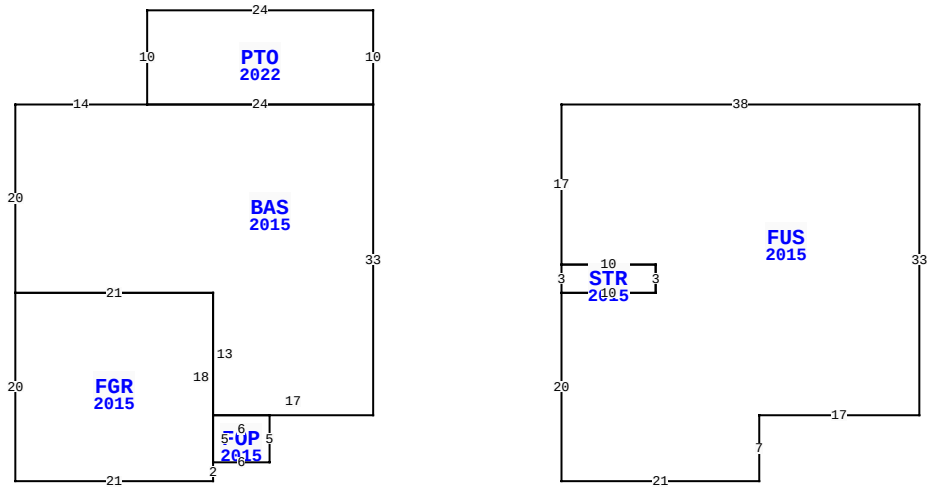
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

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	30	30	2015	9	985
FUS	1,371	100	2015	1,371	150,108
PTO	240	5	2022	12	1,314
STR	30	10	2015	3	328
TOTALS	3,072			2,607	285,435

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,607	114.0480	114.05	297,328	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2352 HX Base Yr



45170 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	285,435
TOTAL MARKET OB/XF VALUE	4,446
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	329,881
SOH/AGL Deduction	0
ASSESSED VALUE	329,881
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,881
TOTAL JUST VALUE	329,881
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	317,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3950	NEW CONSTR	213,500	06/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/134	5/02/2023	WD	Q	I	01	359,300
GRANTOR: TUTEN JACOB S						
GRANTEE: MILLS MICHAEL G JR						
2268/1282	4/11/2019	WD	Q	I	01	220,000
GRANTOR: PRETE SHAUN & SARA LA						
GRANTEE: TUTEN JACOB S						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] N10 W24 S10 BAS=[YR=2015] W14 S20
FGR=[YR=2015] S20 E21 N2 FOP=[YR=2015] E6 N5 W6 S5$ N18 W21$
E21 S13 E17 N33 W24$ E24$PTR= E20 FUS=[YR=2015] E38 S33 W17
S7 W21 N20STR=[YR=2015] N3 E10 S3 W10$E10 N3 W10 N17$ 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	0	0	0	720.00	SF	6.50	6.50	100	2015	2015	3	95	4,446	

LAND DESCRIPTION

TOTAL OB/XF 4,446

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