LOT 45
IN OR 2006/1134
AMHURST OAKS PB 7/180

VARGAS ASHTON R BISHOP
45160 DUTTON WAY
CALLAHAN, FL 32011

**2025**

**51-2N-25-015A-0045-0000**

## 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 | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

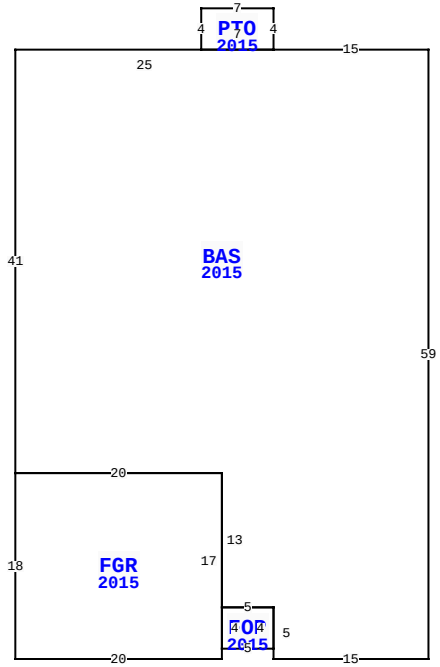
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,975 | 100 | 2015 | 1,975 | 222,780 |
| FGR | 360 | 55 | 2015 | 198 | 22,334 |
| FOP | 20 | 30 | 2015 | 6 | 677 |
| PTO | 28 | 5 | 2015 | 1 | 113 |
| TOTALS | 2,383 | | | 2,180 | 245,904 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,180 | 117.5020 | 117.50 | 256,150 | 2015 | 2015 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SINGLE FAM – 100% - 2016 Heated Area: 1975 HX Base Yr 2016




45160 DUTTON WAY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 245,904 |
| TOTAL MARKET OB/XF VALUE | | 4,310 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 290,214 |
| SOH/AGL Deduction | | 128,388 |
| ASSESSED VALUE | | 161,826 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 111,104 |
| TOTAL JUST VALUE | | 290,214 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 279,146 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4611B | REMODEL | 0 | 10/20/2022 |
| 3941 | NEW CONSTR | 189,000 | 05/22/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2006/1134 | 9/28/2015 | SW | Q | I | 01 | 148,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: BISHOP ASHTON R | | | | | | |
| 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] W15 PTO=[YR=2015] N4 W7 S4 E7$ W25 S41
FGR=[YR=2015] S18 E20 N1 FOP=[YR=2015] E5 N4 W5 S4$ N17 W20$
E20 S13 E5 S5 E15 N59$.

## 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 | 698.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 95 | 4,310 | |

## LAND DESCRIPTION

TOTAL OB/XF 4,310

| 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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS