LOT 46
IN OR 2024/519
AMHURST OAKS PB 7/180

ALKASSAM NAJED
45146 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0046-0000

BUILDING CHARACTERISTICS

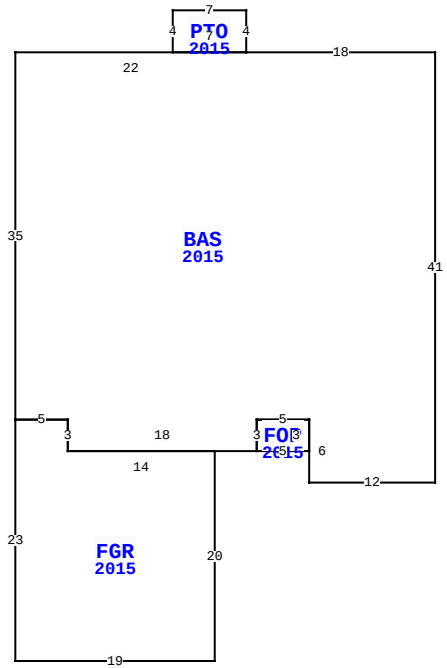
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,526	100	2015	1,526	177,260
FGR	395	55	2015	217	25,207
FOP	15	30	2015	4	465
PTO	28	5	2015	1	116
TOTALS	1,964			1,748	203,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,748	121.0000	121.00	211,508	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1526 HX Base Yr 2017



45146 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		203,048
TOTAL MARKET OB/XF VALUE		4,693
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		247,741
SOH/AGL Deduction		110,269
ASSESSED VALUE		137,472
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,750
TOTAL JUST VALUE		247,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3940	NEW CONSTR	169,950	05/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2024/0519	1/15/2016	SW	Q	I	01	133,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: ALKASSAM NEJED						
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] W18 PTO=[YR=2015] N4 W7 S4 E7$ W22 S35 FGR=[YR=2015] S23 E19 N20 W14 N3 W5$ E5 S3 E18 FOP=[YR=2015] E5 N3 W5 S3$ N3 E5 S6 E12 N41$.

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	760.00	SF	6.50	6.50	100	2015	2015	3	95	4,693	

LAND DESCRIPTION

TOTAL OB/XF 4,693

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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS