LOT 48
IN OR 2225/667
AMHURST OAKS PB 7/180

PETTEWAY DAVID & MISTY
45122 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0048-0000

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

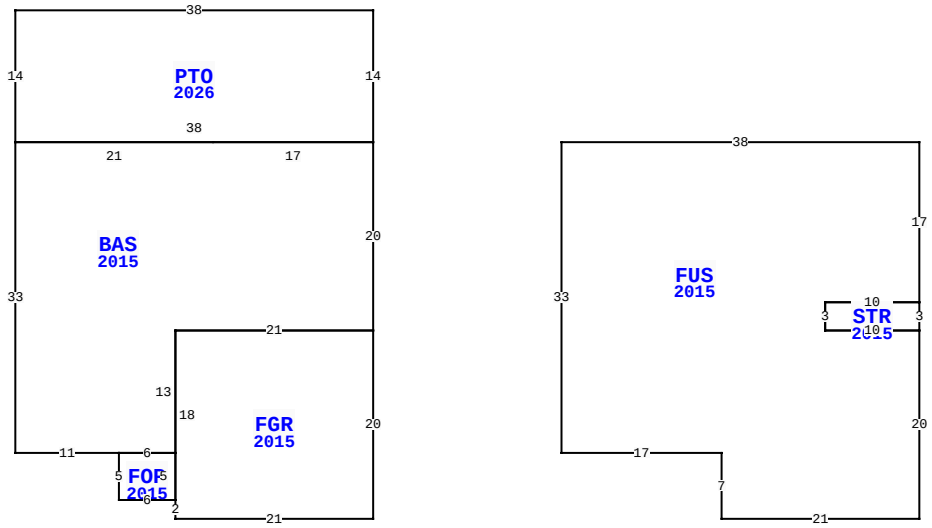
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

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	532	5	2026	27	2,956
STR	30	10	2015	3	328
TOTALS	3,364			2,622	287,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,622	114.0480	114.05	299,039	2015	2015	0	0	0	4.00	96.00

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



45122 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		287,077
TOTAL MARKET OB/XF VALUE		7,404
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		334,481
SOH/AGL Deduction		90,257
ASSESSED VALUE		244,224
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,502
TOTAL JUST VALUE		334,481
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3947	NEW CONSTR	209,000	06/09/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2225/0667	9/21/2018	WD	Q	I	01	238,000
GRANTOR: MILLER BRANDON R & RH						
GRANTEE: PETTEWAY DAVID & MI						
2042/1335	4/22/2016	SW	Q	I	01	168,100
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: MILLER BRANDON R &						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2015;ORIG=20,0] E38 S17 W10 S3 E10 S20 W21 N7 W17 N33 $
BAS=[YR=2015;ORIG=0,0] W17 W21 S33 E11 E6 N13 E21 N20 $
FGR=[YR=2015;ORIG=-21,38] S2 E21 N20 W21 S18 $
FOP=[YR=2015;ORIG=-27,33] S5 E6 N5 W6 $
STR=[YR=2015;ORIG=58,17] S3 W10 N3 E10 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-38,-14] E38 S14 W38 N14 $
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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	413.00	SF	6.50	6.50	100	2015	2015	3	95	2,550	
2	0476	VF 6 SBPL	0	100	0	0	160.00	LF	32.00	32.00	100	2024	2016		89	4,557	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 7,404

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