LOT 49
IN OR 1934/250
AMHURST OAKS PB 7/180

THOMPSON NELLIE R
45110 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

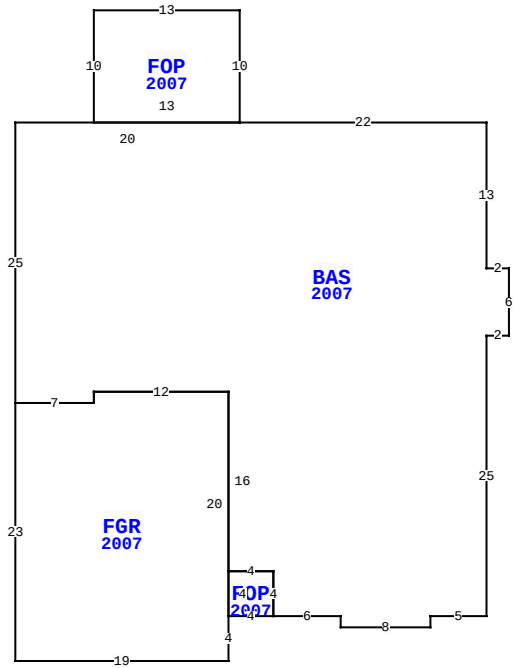
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,479	100	2007	1,479	175,677
FGR	449	55	2007	247	29,339
FOP	16	30	2007	5	594
FOP	130	30	2007	39	4,633
TOTALS	2,074			1,770	210,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,770	129.2500	129.25	228,772	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2016 Heated Area: 1479 HX Base Yr 2016



45110 DUTTON WAY, CALLAHAN

BLD DATE	11/09/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		210,241
TOTAL MARKET OB/XF VALUE		3,113
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		253,354
SOH/AGL Deduction		112,154
ASSESSED VALUE		141,200
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		90,478
TOTAL JUST VALUE		253,354
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,968

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3098	NEW CONSTR	97,350	07/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1934/0250	8/22/2014	SW	U	I	12	122,200
GRANTOR: FANNIE MAE						
GRANTEE: THOMPSON NELLIE R						
1899/0080	1/14/2014	WD	U	I	12	165,700
GRANTOR: DUTTON RANDELL & LILI						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] N10 W13 S10 E13$ W20 S25
FGR=[YR=2007] S23 E19 N4 FOP=[YR=2007] E4 N4 W4 S4$ N20 W12
S1 W7$ E7 N1 E12 S16 E4 S4 E6 S1 E8 N1 E5 N25 E2 N6 W2 N13$.

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	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	2007	2007	3	87	3,113	

LAND DESCRIPTION

TOTAL OB/XF 3,113

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	0006	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