LOT 55
IN OR 1515/224
AMHURST OAKS PB 7/180

JOHNSON JAMES & LOUISE
45040 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0055-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

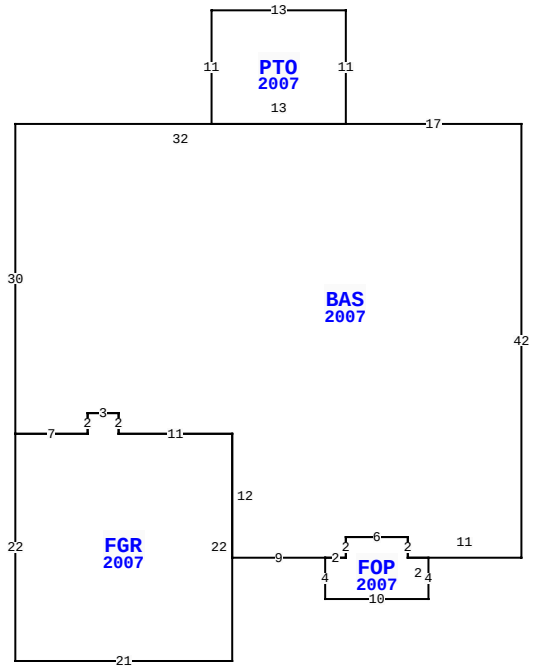
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,788	100	2007	1,788	204,591
FGR	468	55	2007	257	29,407
FOP	52	30	2007	16	1,831
PTO	143	5	2007	7	801
TOTALS	2,451			2,068	236,631

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,068	124.5090	124.51	257,487	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2008 Heated Area: 1788 HX Base Yr 2008



45040 DUTTON WAY, CALLAHAN

BLD DATE	08/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		236,631
TOTAL MARKET OB/XF VALUE		3,538
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		280,169
SOH/AGL Deduction		137,205
ASSESSED VALUE		142,964
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		92,242
TOTAL JUST VALUE		280,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3034	NEW CONSTR	114,000	04/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1515/0224	7/26/2007	WD	Q	I		193,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: JOHNSON JAMES & LOU						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 PTO=[YR=2007] N11 W13 S11 E13$ W32 S30 FGR=[YR=2007] S22 E21 N22 W11 N2 W3 S2 W7$ E7 N2 E3 S2 E11 S12 E9 FOP=[YR=2007] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11 N42$.

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	782.00	SF	5.20	5.20	100	2007	2007	3	87	3,538	

LAND DESCRIPTION

TOTAL OB/XF 3,538

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