LOT 56
AMHURST OAKS PB 7/180

BEAUREGARD ADAM M &/BOWERMAN AMBER M
45028 DUTTON WAY
CALLAHAN, FL 32011

2025

51-2N-25-015A-0056-0000

BUILDING CHARACTERISTICS

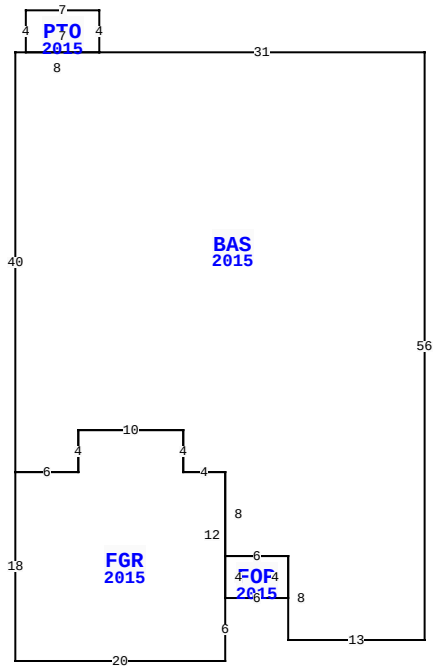
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,776	100	2015	1,776	202,174
FGR	400	55	2015	220	25,044
FOP	24	30	2015	7	797
PTO	28	5	2015	1	114
TOTALS	2,228			2,004	228,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,004	118.5800	118.58	237,634	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1776 HX Base Yr 2020



45028 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		228,129
TOTAL MARKET OB/XF VALUE		10,614
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		278,743
SOH/AGL Deduction		85,292
ASSESSED VALUE		193,451
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,729
TOTAL JUST VALUE		278,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3925	NEW CONSTR	178,950	04/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2278/1178	5/30/2019	WD	Q	I	01	199,000
GRANTOR: TYGREST AMANDA & JAME						
GRANTEE: BEAUREGARD ADAM M &						
1998/0922	8/18/2015	SW	Q	I	02	145,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: TYGREST AMANDA & JA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W31 PTO=[YR=2015] N4 W7 S4 E7$ W8 S40
FGR=[YR=2015] S18 E20 N6 FOP=[YR=2015] E6 N4 W6 S4$ N12 W4 N4 W10 S4 W6$ E6 N4 E10 S4 E4 S8 E6 S8 E13 N56$.

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	721.00	SF	6.50	6.50	100	2015	2015	3	95	4,452	
2	0476	VF 6 SBPL	0	100	0	0	132.00	LF	32.00	32.00	100	2016	2016	3	89	3,759	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267	
4	0479	VF PICKET	0	100	0	0	240.00	LF	10.00	10.00	100	2016	2016	3	89	2,136	

LAND DESCRIPTION

TOTAL OB/XF 10,614

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