LOT 7
AMHURST OAKS PB 7/180

BROWN HEATHER L
45081 AMHURST OAKS DR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

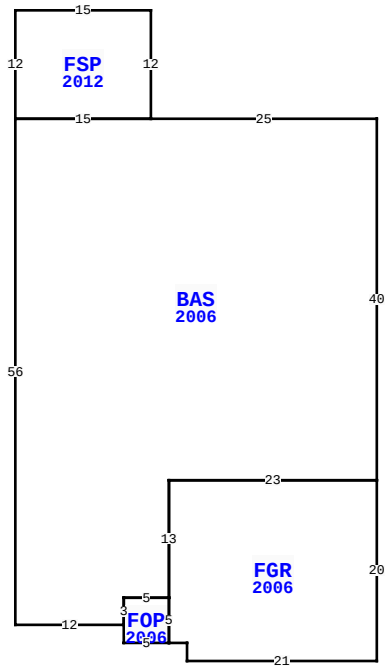
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,857	100	2006	1,857	203,564
FGR	456	55	2006	251	27,515
FOP	25	30	2006	8	877
FSP	180	40	2012	72	7,893
TOTALS	2,518			2,188	239,848

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,188	115.1451	120.90	264,529	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2022 Heated Area: 1857 HX Base Yr 2022



45081 AMHURST OAKS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		239,848
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		283,928
SOH/AGL Deduction		28,750
ASSESSED VALUE		255,178
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		203,767
TOTAL JUST VALUE		283,928
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		295,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4689	REROOF		08/25/2023
B2912	NEW CONSTR	124,194	05/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2454/1616	4/22/2021	WD	U	I	11	100
GRANTOR: BURNS ANDREW L						
GRANTEE: BROWN HEATHER L						
2454/1358	4/20/2021	WD	Q	I	01	210,000
GRANTOR: ROBERTSON STEVE & DAW						
GRANTEE: BURNS ANDREW L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W25 FSP=[YR=2012] N12 W15 S12 E15 $ W15 S56 E12 FOP=[YR=2006] N3 E5 S5 W5 N2 $ N3 E5 FGR=[YR=2006] N13 E23 S20 W21 N2 W2 N5 $ N13 E23 N40 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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	41,000.00	41,000.00	41,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 07/09/2026 BY SYS