LOT 8
AMHURST OAKS PB 7/180

BROWN ANTHONY MICHAEL & ALISSA
45093 AMHURST OAKS DR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0008-0000

BUILDING CHARACTERISTICS

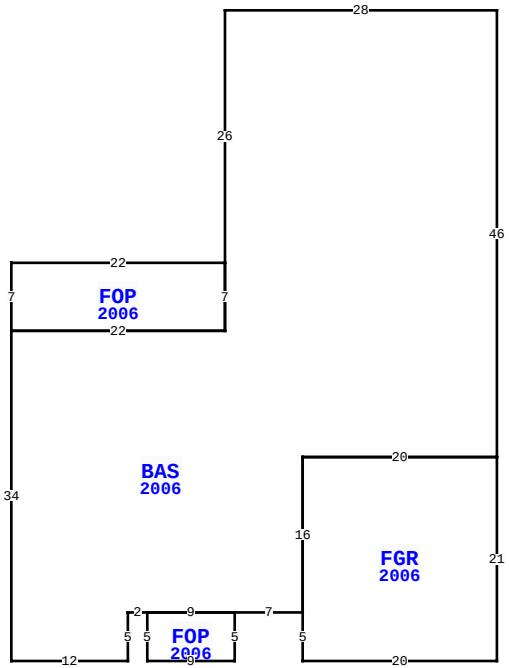
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,114	100	2006	2,114	239,054
FGR	420	55	2006	231	26,122
FOP	45	30	2006	14	1,584
FOP	154	30	2006	46	5,202
TOTALS	2,733			2,405	271,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,405	118.5408	124.47	299,350	2006	2006	0	0	0	9.15	90.85

1 SINGLE FAM 0% - 0 Heated Area: 2114 HX Base Yr



45093 AMHURST OAKS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	271,959
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	312,959
SOH/AGL Deduction	0
ASSESSED VALUE	312,959
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,959
TOTAL JUST VALUE	312,959
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	316,432

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2910	NEW CONSTR	139,194	05/03/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/1504	5/10/2021	WD	Q	I	01	274,000
GRANTOR: DOWLING EVELENA L						
GRANTEE: BROWN ANTHONY MICHA						
2265/1747	3/29/2019	WD	Q	I	01	209,900
GRANTOR: TURNAGE JONATHAN L						
GRANTEE: DOWLING EVELENA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W28 S26 FOP=[YR=2006] W22 S7 E22 N7 $ S7 W22 S34 E12 N5 E2 FOP=[YR=2006] S5 E9 N5 W9 $ E9 E7 FGR=[YR=2006] S5 E20 N21 W20 S16 $ N16 E20 N46 $.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 07/09/2026 BY SYS