LOT 12
AMHURST OAKS PB 7/180

CLARKE ELIZABETH & EDWARD
45131 AMHURST OAKS DRIVE
CALLAHAN, FL 32011

2026

51-2N-25-015A-0012-0000

NASSAU COUNTY PROPERTY

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		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

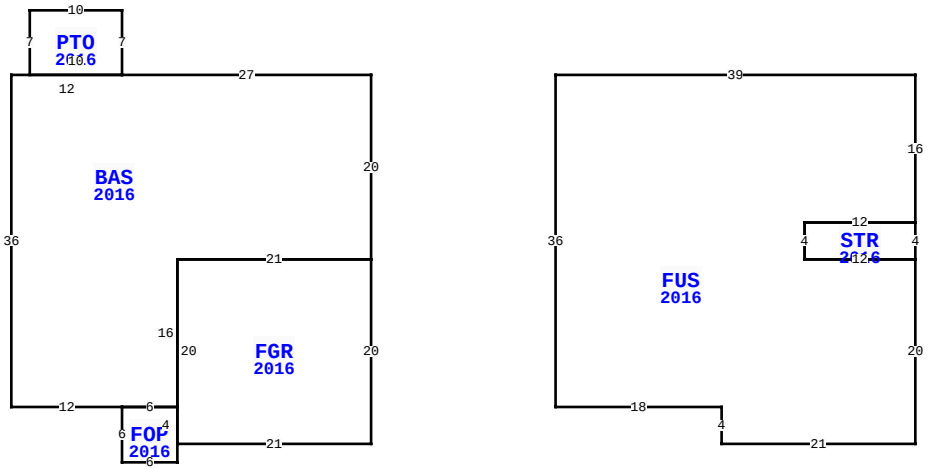
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2016	1,068	118,286
FGR	420	55	2016	231	25,584
FOP	36	30	2016	11	1,218
FUS	1,440	100	2016	1,440	159,488
PTO	70	5	2016	4	443
STR	48	10	2016	5	554
TOTALS	3,082			2,759	305,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,759	109.8720	115.37	318,306	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2024 Heated Area: 2508 HX Base Yr 2024



45131 AMHURST OAKS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		305,574
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		346,574
SOH/AGL Deduction		0
ASSESSED VALUE		346,574
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		295,163
TOTAL JUST VALUE		346,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		355,773

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3992	NEW CONSTR	198,900	12/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/0751	2/10/2021	WD	Q	I	01	279,900
GRANTOR: FERENCHIK DENNIS P SR						
GRANTEE: CLARKE ELIZABETH &						
2036/1618	3/29/2016	SW	Q	I	01	188,700
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: FERENCHIK DENNIS P						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E39 S16 W12 S4 E12 S20 W21 N4 W18 N36 $
BAS=[YR=2016;ORIG=0,0] W27 W12 S36 E12 E6 N16 E21 N20 $
FGR=[YR=2016;ORIG=-21,40] E21 N20 W21 S20 $
PTO=[YR=2016;ORIG=-27,0] N7 W10 S7 E10 $
STR=[YR=2016;ORIG=59,16] S4 W12 N4 E12 $
FOP=[YR=2016;ORIG=-27,36] S6 E6 N2 N4 W6 $
PTR=[ORIG=0,0] E20 W20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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