LOT 14
IN OR 1590/1265
AMHURST OAKS PB 7/180

JOHNSON CHRISTOPHER L & RHONDA R
45138 AMHURST OAKS DRIVE
CALLAHAN, FL 32011

2026

51-2N-25-015A-0014-0000

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	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

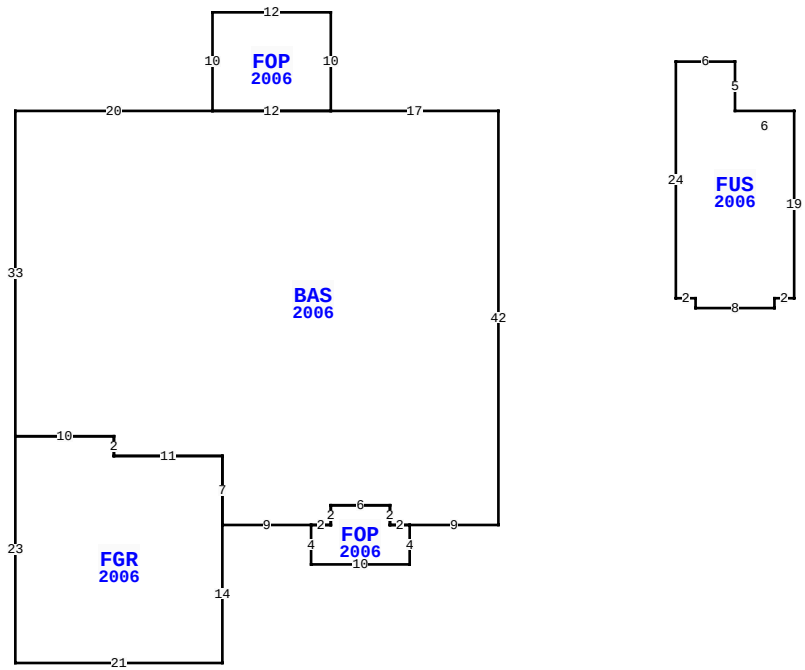
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,879	100	2006	1,879	199,979
FGR	461	55	2006	254	27,033
FOP	52	30	2006	16	1,703
FOP	120	30	2006	36	3,832
FUS	266	100	2006	266	28,310
TOTALS	2,778			2,451	260,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,451	111.7872	117.38	287,698	2006	2006	0	0	0	9.33	90.67

1 SINGLE FAM 100% - 2024 Heated Area: 2145 HX Base Yr



45138 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		260,856
TOTAL MARKET OB/XF VALUE		58,750
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		360,606
SOH/AGL Deduction		0
ASSESSED VALUE		360,606
TOTAL EXEMPTION VALUE	13	360,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		360,606
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		354,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M4681	AC		08/15/2023
B2946	NEW CONSTR	143,736	07/20/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1590/1265	10/24/2008	WD	Q	I	05	163,000
GRANTOR: LASALLE BANK NATL ASS						
GRANTEE: JOHNSON CHRISTOPHER						
1563/1800	4/29/2008	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: LASALLE BANK NATL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 FOP=[YR=2006] N10 W12 S10 E12 $ W12 W20 S33 FGR=[YR=2006] S23 E21 N14 N7 W11 N2 W10 $ E10 S2 E11 S7 E9 FOP=[YR=2006] E2 N2 E6 S2 E2 S4 W10 N4 $ E2 N2 E6 S2 E2 E9 N42 $ PTR=E30 FUS=[YR=2006] W6 N5 W6 S24 E2 S1 E8 N1 E2 N19 $ W30 $.

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
5	0940	SHEDS/PORT	0	100	18	12	216.00	SF	30.00	30.00	100	2008	2008	3	27	1,750	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2017	2017	05	95	57,000	

LAND DESCRIPTION

TOTAL OB/XF 58,750

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