LOT 15
IN OR 1766/1416
AMHURST OAKS PB 7/180

GIVENS HAZEL D
45132 AMHURST OAKS DR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0015-0000

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	11	CLAY TILE 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	04	Quality Level 04

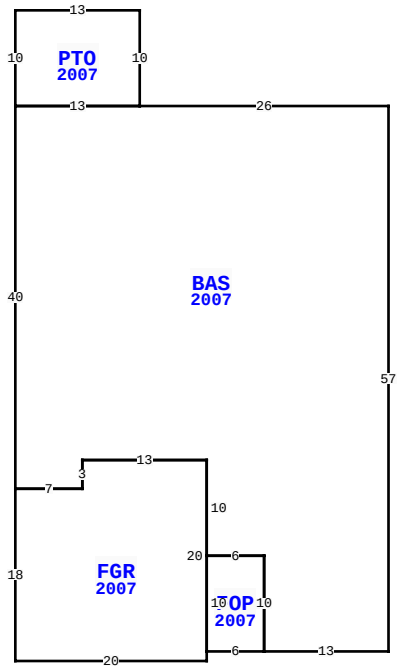
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,784	100	2007	1,784	203,179
FGR	399	55	2007	219	24,942
FOP	60	30	2007	18	2,050
PTO	130	5	2007	6	684
TOTALS	2,373			2,027	230,855

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,027	118.5408	124.47	252,301	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2019 Heated Area: 1784 HX Base Yr 2019



45132 AMHURST OAKS DR, CALLAHAN

BLD DATE	07/02/2007 DJ	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		230,855
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		274,970
SOH/AGL Deduction		80,560
ASSESSED VALUE		194,410
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		142,999
TOTAL JUST VALUE		274,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,621

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2975	CO ISSUED	0	06/28/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1766/1416	11/30/2011	QC	U	I	11	100
GRANTOR: GIVENS HAZEL D						
GRANTEE: GIVENS HAZEL D & NA						
1491/1648	4/11/2007	WD	Q	I		198,900
GRANTOR: TOUSA HOMES INC						
GRANTEE: GIVENS HAZEL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 PTO=[YR=2007] N10 W13 S10 E13$ W13 S40
FGR=[YR=2007] S18 E20 N1 FOP=[YR=2007] E6 N10 W6 S10$ N20
W13 S3 W7$ E7 N3 E13 S10 E6 S10 E13 N57$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

LAND DESCRIPTION

TOTAL OB/XF 3,115

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