

AMOS CHRISTY H
45088 AMHURST OAKS DR
CALLAHAN, FL 32011

51-2N-25-015A-0018-0000

BUILDING CHARACTERISTICS

ELEMENT

CD

CONSTRUCTION

Exterior Wall

10

ABOVE AVG 80

Exterior Wall

16

WD FR STUC 20

Roof Structur

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

14

CARPET 60

Interior Floor

11

CLAY TILE 40

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Bedrooms

3 100

Bathrooms

2 100

Frame Stories

02

WOOD FRAME 100

Units

1.

1. 100

Occupancy

00

NONE 100

Quality

04

Quality Level 04

DOR CODE

0100

SINGLE FAMILY

MAP NUM

MKT AREA

NEIGHBORHOOD/LOC

7003.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

1,805

100

2006

1,805

200,680

FGR

451

55

2006

248

27,573

FOP

39

30

2006

12

1,334

FSP

120

40

2012

48

5,337

TOTALS

2,415

2,113

234,923

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,113

116.4828

122.31

258,441

2006

2006

0

0

9.10

90.90

1 SINGLE FAM

100% - 2021

Heated Area: 1805

HX Base Yr 2021

Diagram showing building footprint (BAS) and other areas (FGR, FOP, FSP) with dimensions.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 1

Tax Dist:

STANDARD

234,923

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

0

0

41,000

275,923

94,676

181,247

56,411

124,836

275,923

0

284,429

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B2914

NEW CONSTR

121,194

05/02/2006

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2300/1992

8/23/2019

WD Q

I

01

199,900

GRANTOR: DAVIS LISA W

GRANTEE: AMOS CHRISTY H

1936/1065

9/09/2014

WD Q

I

01

143,500

GRANTOR: HALE RONALD E & SEAN

GRANTEE: DAVIS LISA W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W16 FSP=[YR=2012] N10 W12 S10 E12 \$ W12 W21
S31 FGR=[YR=2006] S21 E21 N10 N11 W8 N2 W5 S2 W8 \$ E8 N2 E5
S2 E8 S11 E9 FOP=[YR=2006] E1 N2 E6 S2 E2 S3 W9 N3 \$ E1N2 E6
S2 E2 E10 N42 \$.

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

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

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