LOT 19
IN OR 1942/859
AMHURST OAKS PB 7/180

MURPHY ABBY
45076 AMHURST OAKS DR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0019-0000

BUILDING CHARACTERISTICS

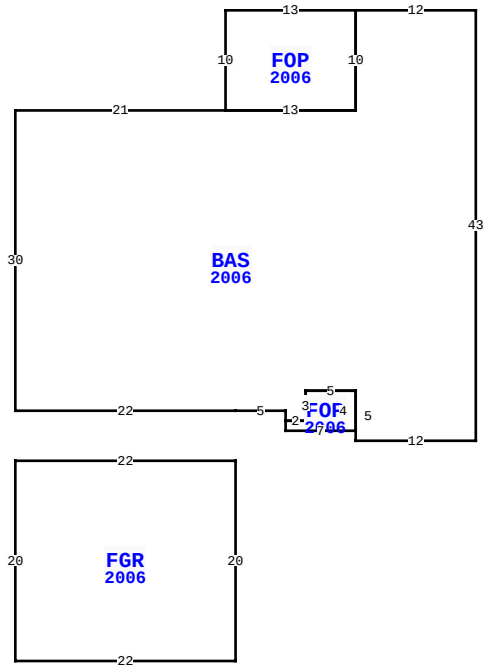
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,528	100	2006	1,528	174,411
FGR	440	55	2006	242	27,623
FOP	22	30	2006	7	799
FOP	130	30	2006	39	4,451
TOTALS	2,120			1,816	207,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,816	119.5950	125.57	228,035	2006	2006	0	0	0	9.10	90.90

1 SINGLE FAM 100% - 2015 Heated Area: 1528 HX Base Yr 2015



45076 AMHURST OAKS DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		207,284
TOTAL MARKET OB/XF VALUE		3,080
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		251,364
SOH/AGL Deduction		104,827
ASSESSED VALUE		146,537
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,126
TOTAL JUST VALUE		251,364
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2920	NEW CONSTR	112,794	05/11/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/0859	10/10/2014	SW	U	I	18	123,500
GRANTOR: US SECRETARY OF HOUSI						
GRANTEE: MURPHY ABBY						
1923/1221	5/06/2014	SW	U	I	12	100
GRANTOR: BANK OF AMERICA N A						
GRANTEE: US SECRETARY OF HOU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,-5] W12 S10 W13 W21 S30 E22 E5 S1 E2 N3 E5 S5 E12 N43 $
FGR=[YR=2006;ORIG=-46,40] S20 E22 N20 W22 $
FOP=[YR=2006;ORIG=-12,-5] S10 W13 N10 E13 $
FOP=[YR=2006;ORIG=-19,36] E2 N3 E5 S4 W7 N1 $
.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 3,080

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