LOT 20
AMHURST OAKS PB 7/180

CARDONA VICTORIA M &/FARRIS DANIEL J
45064 AMHURST OAKS DR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0020-0000

BUILDING CHARACTERISTICS

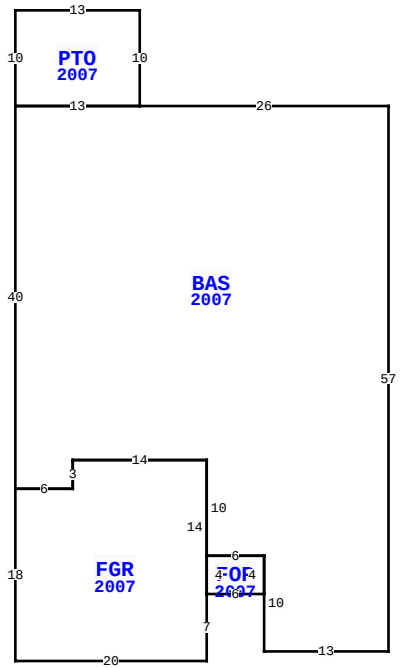
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,781	100	2007	1,781	198,259
FGR	402	55	2007	221	24,602
FOP	24	30	2007	7	780
PTO	130	5	2007	6	668
TOTALS	2,337			2,015	224,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,015	115.8654	121.66	245,145	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2019 Heated Area: 1781 HX Base Yr 2019



45064 AMHURST OAKS DR, CALLAHAN

BLD DATE	07/02/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		224,308
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		265,308
SOH/AGL Deduction		76,669
ASSESSED VALUE		188,639
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		137,228
TOTAL JUST VALUE		265,308
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3020	NEW CONSTR	119,064	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2320/1486	10/08/2019	WD	U	I	11	100
GRANTOR: CARDONA VICTORIA M &						
GRANTEE: CARDONA VICTORIA MA						
2190/0757	3/22/2018	SW	U	I	12	166,000
GRANTOR: TRUMAN 2016 SC6 TITLE						
GRANTEE: CARDONA VICTORIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W26 PTO=[YR=2007] N10 W13 S10 E13$ W13 S40
FGR=[YR=2007] S18 E20 N7 FOP=[YR=2007] E6 N4 W6 S4$ N14 W14
S3 W6$ E6 N3 E14 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

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 01/06/2023 BY KBA Total Acres: 0.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 07/09/2026 BY SYS