LOT 21
IN OR 2103/1311
AMHURST OAKS PB 7/180

JANNEY SUSAN J
45052 AMHURST OAKS DR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0021-0000

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 80
Interior Floo	11	CLAY TILE 20
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

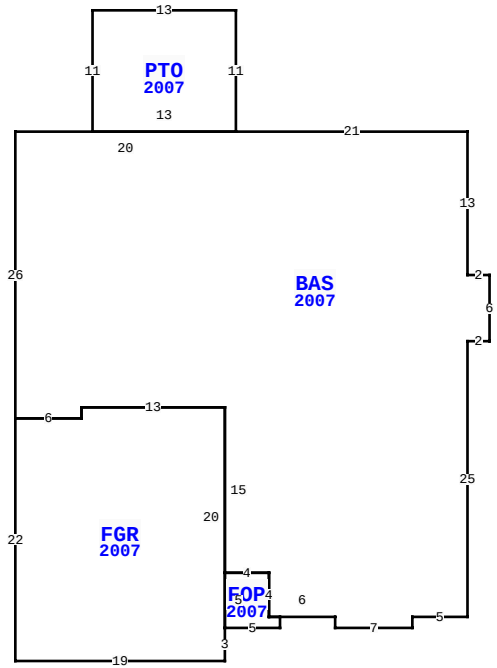
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	2007	1,452	166,391
FGR	431	55	2007	237	27,159
FOP	21	30	2007	6	687
PTO	143	5	2007	7	802
TOTALS	2,047			1,702	195,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,702	119.2800	125.24	213,158	2007	2007	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2018 Heated Area: 1452 HX Base Yr 2018



45052 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		195,040
TOTAL MARKET OB/XF VALUE		878
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		236,918
SOH/AGL Deduction		78,846
ASSESSED VALUE		158,072
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		106,661
TOTAL JUST VALUE		236,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,535

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3019	NEW CONSTR	111,810	02/13/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1311	2/27/2017	WD	Q	I	01	150,000

GRANTOR: PICKETT JULIE WARREN
GRANTEE: JANNEY SUSAN J

2061/1969	6/02/2016	SW	U	I	12	93,800

GRANTOR: JPMORGAN CHASE BANK N
GRANTEE: PICKETT JULIE WARRE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N11 W13 S11 E13$ W20S26
FGR=[YR=2007] S22 E19 N3 FOP=[YR=2007] E5 N1 W1 N4 W4 S5$
N20 W13 S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E7 N1 E5 N25 E2 N6
W2 N13$.

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	1076	TRELLIS A	0	100	10	13	130.00	SF	7.50	7.50	100	2012	2012	3	90	878	

LAND DESCRIPTION

TOTAL OB/XF 878

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