LOT 22
AMHURST OAKS PB 7/180

BEDELL GARNER LAKE & MORGAN SKYLER
45040 AMHURST OAKS DR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0022-0000

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	08	SHT VINYL 40
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

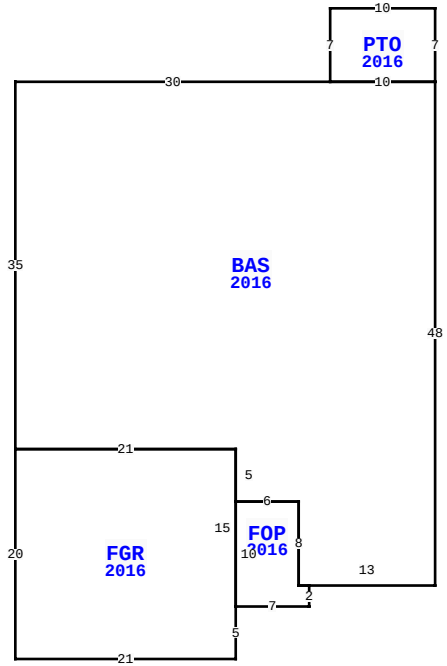
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,599	100	2016	1,599	182,439
FGR	420	55	2016	231	26,356
FOP	62	30	2016	19	2,168
PTO	70	5	2016	4	456
TOTALS	2,151			1,853	211,420

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	113.1900	118.85	220,229	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2026 Heated Area: 1599 HX Base Yr



45040 AMHURST OAKS DR, CALLAHAN

BLD DATE		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		211,420
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		252,420
SOH/AGL Deduction		0
ASSESSED VALUE		252,420
TOTAL EXEMPTION VALUE	13	252,420
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		252,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B4027	NEW CONSTR	0	03/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/414	7/31/2024	WD	Q	I	01	305,000
GRANTOR: WATSON TODD & SEREY L						
GRANTEE: BEDELL GARNER LAKE						
2056/1669	6/30/2016	SW	Q	I	01	135,400
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: WATSON TODD						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W30 S35 FGR=[YR=2016] S20 E21 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10$ N15 W21$ E21 S5 E6 S8 E13 N48 W10$ E10 N7$.

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