LOT 25
AMHURST OAKS PB 7/180

EDENFIELD SCOTT K
45039 DUTTON WAY
CALLAHAN, FL 32011

2026

51-2N-25-015A-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

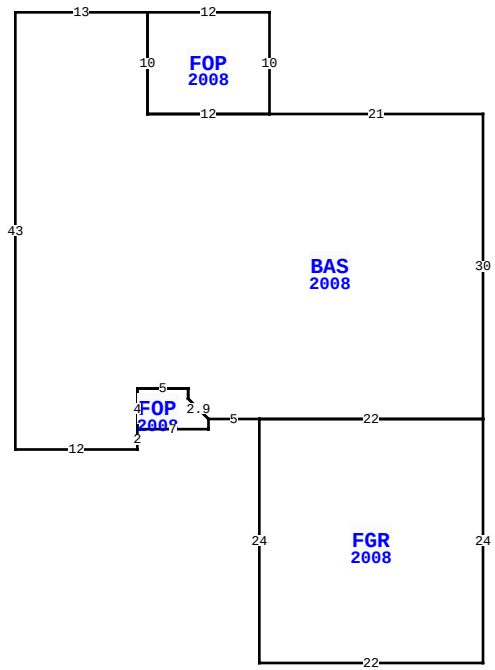
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,529	100	2008	1,529	180,815
FGR	528	55	2008	290	34,294
FOP	24	30	2008	7	828
FOP	120	30	2008	36	4,257
TOTALS	2,201			1,862	220,194

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	122.5539	128.68	239,602	2008	2008	0	0	0	8.10	91.90

1 SINGLE FAM 100% - 2022 Heated Area: 1529 HX Base Yr 2022



45039 DUTTON WAY, 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		220,194
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		261,194
SOH/AGL Deduction		25,671
ASSESSED VALUE		235,523
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		184,112
TOTAL JUST VALUE		261,194
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		264,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B083204	NEW CONSTR	103,194	05/14/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2434/0154	2/12/2021	WD	Q	I	01	230,000
GRANTOR: COX JASON						
GRANTEE: EDENFIELD SCOTT K						
1581/0188	8/13/2008	WD	Q	I		168,800
GRANTOR: TOUSA HOMES INC						
GRANTEE: COX JASON & DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FOP=[YR=2008] N10 W12 S10 E12 $ W12 N10 W13 S43 E12 N2 FOP=[YR=2008] E7 N1 U2 L2 N1 W5 S4 $ N4 E5 S1 D2 R2 E5 FGR=[YR=2008] S24 E22 N24 W22 $ E22 N 30 $.

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