

SEYLER KELLY N & MARK
45095 DUTTON WAY
CALLAHAN, FL 32011

51-2N-25-015A-0030-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 80

Exterior Wall16WD FR STUC 20

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4100

Bathrooms3100

Frame Stories1.1.100

Units0100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7003.00

AREATYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,11410020072,114237,776

FGR42055200723125,982

FOP45302007141,575

FOP251302007758,436

TOTALS2,8302,434273,769

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0100012,434117.2031123.06299,52820072007008.6091.40

1 SINGLE FAM 100% - 2010Heated Area: 2114HX Base Yr 2010

BLDDATEXFDATEINCDATELGL DATELAND DATEAG DATE

05/04/2026MLU

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE273,769

TOTAL MARKET OB/XF VALUE3,115

TOTAL LAND VALUE - MARKET41,000

TOTAL MARKET VALUE317,884

SOH/AGL Deduction149,471

ASSESSED VALUE168,413

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE117,002

TOTAL JUST VALUE317,884

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE321,672

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / VRSN CD SALE PRICE

1655/113712/19/2009WDQI01157,500

GRANTOR:BROWN STEVEN D & AMAN

GRANTEE:SEYLER KELLY N & MA

1508/09166/27/2007WDQI215,000

GRANTOR:TOSA HOMES INC

GRANTEE:BROWN STEVEN D & AM

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W28 FOP=[YR=2007] W3 S25 W19 S8 E22 N33\$ S33
W22 S34 E12 N5 E2 FOP=[YR=2007] S5 E9 N5 W9 \$ E16
FGR=[YR=2007] S5 E20 N21 W20 S16\$ N16 E20 N46\$.

EXTRA FEATURES

LNOBXFCODEDESCRIPTIONBLDCAPLWTUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

20500FP-PRE FAB0100001.00UT3,500.003,500.00100200720073893,115

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYR CONSRV

1000100CRES1000006RL0.000.001.00LT1.001.001.0041,000.0041,000.0041,000

REVIEW DATE01/06/2023BYKWA

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