LOT 32
AMHURST OAKS PB 7/180

HAWTHORNE TY
3544 MARENGO DR
JACKSONVILLE, FL 32277

2026

51-2N-25-015A-0032-0000

BUILDING CHARACTERISTICS

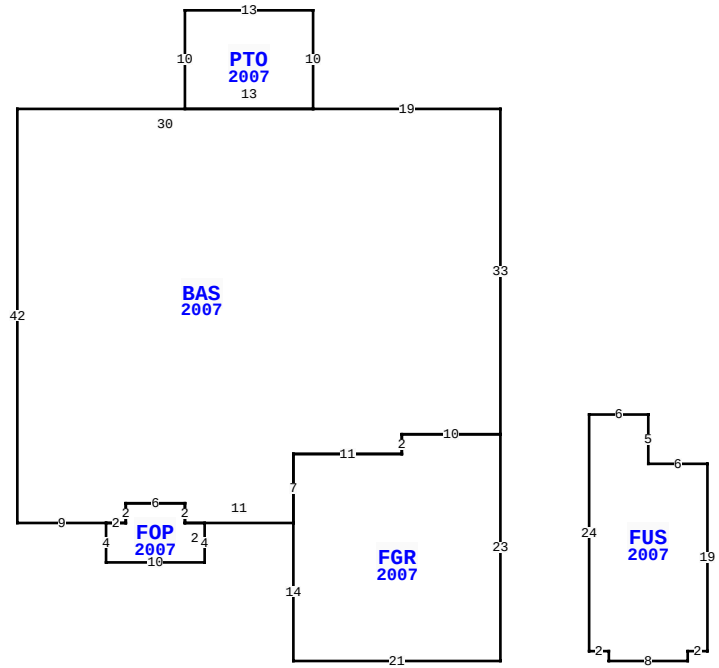
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,879	100	2007	1,879	207,634
FGR	461	55	2007	254	28,068
FOP	52	30	2007	16	1,768
FUS	266	100	2007	266	29,393
PTO	130	5	2007	6	663
TOTALS	2,788			2,421	267,527

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,421	115.1451	120.90	292,699	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 0% - 2025 Heated Area: 2145 HX Base Yr



45117 DUTTON WAY, CALLAHAN

BLD DATE		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	267,527
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	308,527
SOH/AGL Deduction	0
ASSESSED VALUE	308,527
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	308,527
TOTAL JUST VALUE	308,527
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	312,207

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2986	CO ISSUED	0	06/28/2007
B2986	NEW CONSTR	135,594	10/04/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2720/998	6/20/2024	FJ	U	I	11	0
GRANTOR: HAWTHORNE TOM RON EST						
GRANTEE: HAWTHORNE TY						
2720/333	6/20/2024	FJ	U	I	11	100
GRANTOR: HAWTHORNE TOM RON						
GRANTEE: HAWTHORNE TY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W19 W30 S42 E9 E2 N2 E6 S2 E11 N7 E11 N2 E10 N33 $
FGR=[YR=2007;ORIG=-21,42] S14 E21 N23 W10 S2 W11 S7 $
FUS=[YR=2007;ORIG=9,31] E6 S5 E6 S19 W2 S1 W8 N1 W2 N24 $
PTO=[YR=2007;ORIG=-19,0] N10 W13 S10 E13 $
FOP=[YR=2007;ORIG=-40,42] S4 E10 N4 W2 N2 W6 S2 W2 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0	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 KWA Total Acres: 0.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 07/09/2026 BY SYS