LOT 35
IN OR 1618/1202
AMHURST OAKS PB 7/180

WHALEY ANN B
45151 DUTTON WAY
CALLAHAN, FL 32011

2026

51-2N-25-015A-0035-0000

BUILDING CHARACTERISTICS

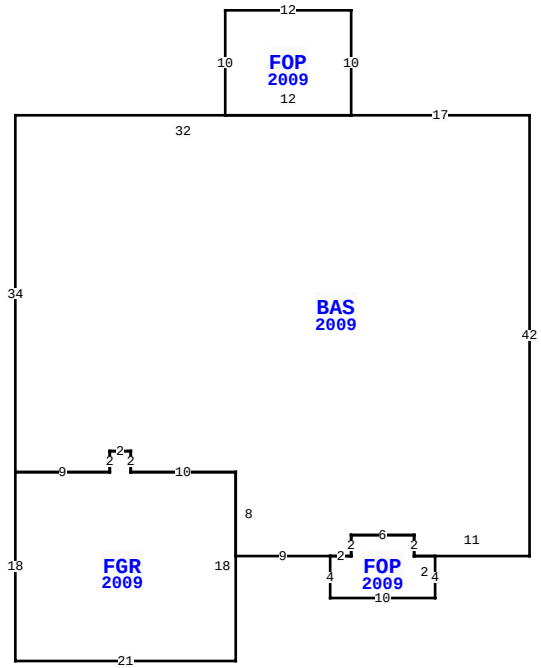
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,874	100	2009	1,874	211,675
FGR	382	55	2009	210	23,720
FOP	52	30	2009	16	1,807
FOP	120	30	2009	36	4,066
TOTALS	2,428			2,136	241,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,136	116.4828	122.31	261,254	2009	2009	0	0	0	7.65	92.35

1 SINGLE FAM 100% - 2010 Heated Area: 1874 HX Base Yr 2010



45151 DUTTON WAY, CALLAHAN

BLD DATE		LGL DATE	05/04/2026 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		241,268
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		282,268
SOH/AGL Deduction		132,600
ASSESSED VALUE		149,668
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		93,257
TOTAL JUST VALUE		282,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		286,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1618/1202	5/01/2009	WD	Q	I	01	169,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: WHALEY JAMES A & AN						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W17 FOP=[YR=2009] N10 W12 S10 E12$ W32 S34
FGR=[YR=2009] S18 E21 N18 W10 N2 W2 S2 W9$ E9 N2 E2 S2 E10 S8
E9 FOP=[YR=2009] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2 E11
N42$.

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