LOT 38
AMHURST OAKS PB 7/180

DAVIS STEVEN/
45195 DUTTON WAY
CALLAHAN, FL 32011

2026

51-2N-25-015A-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

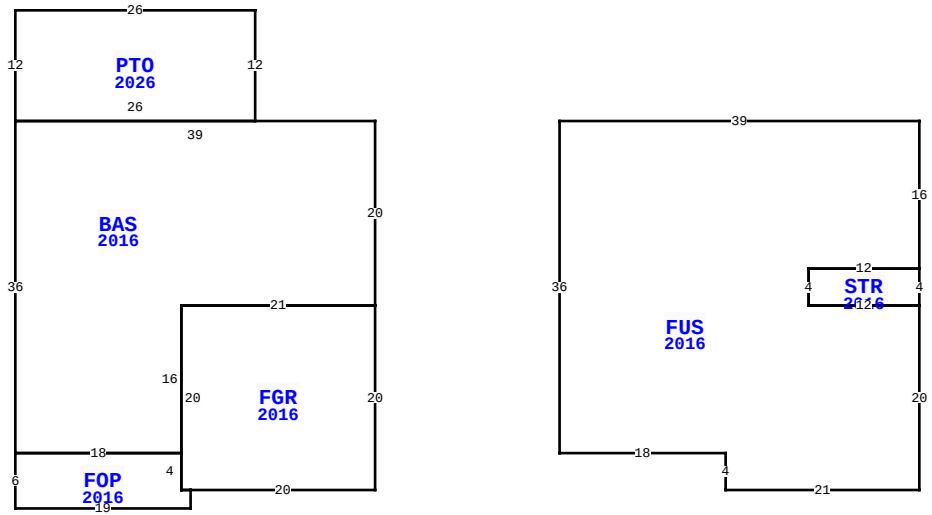
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD 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	1,068	100	2016	1,068	115,026
FGR	420	55	2016	231	24,879
FOP	110	30	2016	33	3,554
FUS	1,440	100	2016	1,440	155,092
PTO	312	5	2026	16	1,723
STR	48	10	2016	5	539
TOTALS	3,398			2,793	300,813

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,793	106.8480	112.19	313,347	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2017 Heated Area: 2508 HX Base Yr 2017



45195 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		300,813
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		341,813
SOH/AGL Deduction		136,363
ASSESSED VALUE		205,450
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		154,039
TOTAL JUST VALUE		341,813
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,305

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E224530	SOLAR PANELS	0	04/01/2022
B4036	NEW CONSTR	0	03/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	7/29/2016	CN	Q	I	01	187,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DAVIS STEVEN						
2033/1058	3/10/2016	SW	U	V	30	240,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E39 S16 W12 S4 E12 S20 W21 N4 W18 N36 $
BAS=[YR=2016;ORIG=0,0] W39 S36 E18 N16 E21 N20 $
FGR=[YR=2016;ORIG=-20,40] E20 N20 W21 S20 E1 $
FOP=[YR=2016;ORIG=-39,36] S6 E19 N2 W1 N4 W18 $
STR=[YR=2016;ORIG=59,16] W12 S4 E12 N4 $
PTR=[ORIG=0,0] E20 W20 $
PTO=[YR=2026;ORIG=-39,-12] E26 S12 W26 N12 $
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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