LOT 40
AMHURST OAKS PB 7/180

ROSENBERRY MICOLLE DIANN L/E/
45219 DUTTON WAY
CALLAHAN, FL 32011

**2026**

**51-2N-25-015A-0040-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

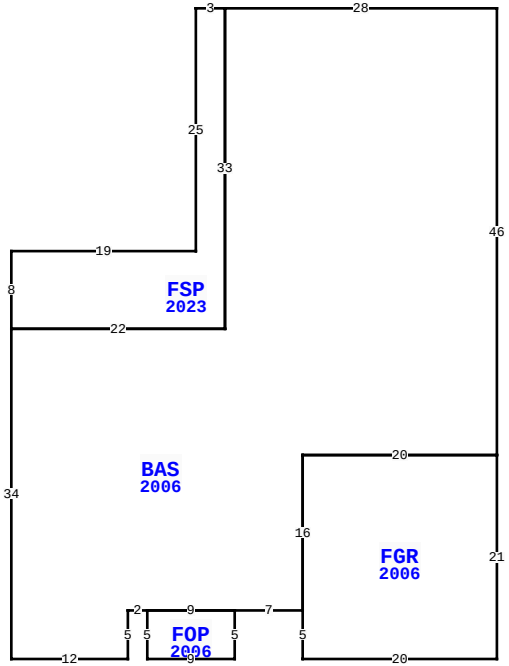
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 80 |
| Exterior Wall | 20 | FACE BRICK 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 3 100 |
| 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 | 2,114 | 100 | 2006 | 2,114 | 228,722 |
| FGR | 420 | 55 | 2006 | 231 | 24,993 |
| FOP | 45 | 30 | 2006 | 14 | 1,515 |
| FSP | 251 | 40 | 2023 | 100 | 10,819 |
| TOTALS | 2,830 | | | 2,459 | 266,048 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,459 | 114.8112 | 120.55 | 296,432 | 2006 | 2006 | 0 | 0 | 0 | 10.25 | 89.75 |

1 SINGLE FAM 100% - 2011 Heated Area: 2114 HX Base Yr 2011




45219 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 | | 266,048 |
| TOTAL MARKET OB/XF VALUE | | 48,586 |
| TOTAL LAND VALUE - MARKET | | 41,000 |
| TOTAL MARKET VALUE | | 355,634 |
| SOH/AGL Deduction | | 173,848 |
| ASSESSED VALUE | | 181,786 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 130,375 |
| TOTAL JUST VALUE | | 355,634 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 335,524 |

EYB ADJSTD FOR NEW ROOF: KW 10/23

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R-4661 | | | 04/24/2023 |
| B2977 | SCRN ENCLOSURE | 9,800 | 10/20/2006 |
| B2960 | SWIM POOL | 24,000 | 08/29/2006 |
| B2922 | NEW CONSTR | 149,160 | 05/22/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2823/679 | 10/16/2025 | LE | U | I | 11 | 100 |
| GRANTOR: ROSENBERRY MICOLLE DI | | | | | | |
| GRANTEE: ROSENBERRY MICOLLE | | | | | | |
| 2797/1569 | 5/19/2025 | QC | U | I | 11 | 100 |
| GRANTOR: DAVIS MATTHEW | | | | | | |
| GRANTEE: ROSENBERRY MICOLLE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W28 S33 W22 S34 E12 N5 E2 E9 E7 N16 E20 N46 $
FGR=[YR=2006;ORIG=-20,62] S5 E20 N21 W20 S16 $
FSP=[YR=2023;ORIG=-50,33] N8 E19 N25 E3 S33 W22 $
FOP=[YR=2006;ORIG=-36,62] E9 S5 W9 N5 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 88 | 3,080 | |
| 4 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 2006 | 2006 | 04 | 85 | 42,500 | |
| 5 | 0911 | SCRN RM A | 0 | 100 | 0 | 0 | 759.00 | SF | 18.00 | 18.00 | 100 | 2006 | 2006 | 3 | 22 | 3,006 | |

## LAND DESCRIPTION

TOTAL OB/XF 48,586

| 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 07/13/2023 BY KWX Total Acres: 0.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 07/09/2026 BY SYS