LOT 52
AMHURST OAKS PB 7/180

MCCUE ZACHARY & HALEY
45076 DUTTON WAY
CALLAHAN, FL 32011

2026

51-2N-25-015A-0052-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

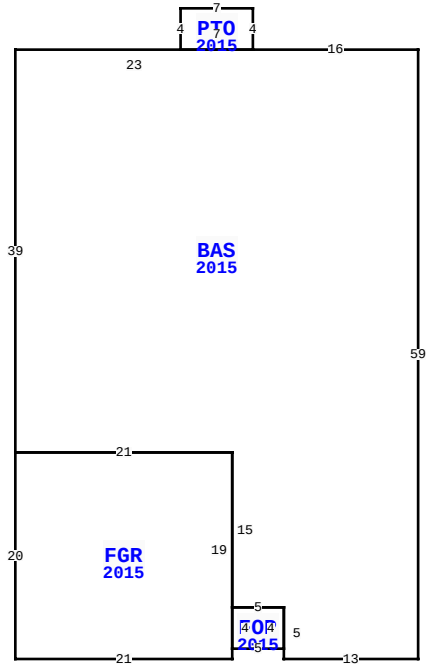
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2015	1,856	208,745
FGR	420	55	2015	231	25,981
FOP	20	30	2015	6	675
PTO	28	5	2015	1	113
TOTALS	2,324			2,094	235,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,094	112.1610	117.77	246,610	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2025 Heated Area: 1856 HX Base Yr 2025



45076 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		235,513
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		276,513
SOH/AGL Deduction		42,601
ASSESSED VALUE		233,912
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		182,501
TOTAL JUST VALUE		276,513
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,365

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B3928	NEW CONSTR	192,550	04/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1361	2/13/2024	WD	Q	I	01	330,000
GRANTOR: DONG FENG						
GRANTEE: MCCUE ZACHARY & HAL						
1999/0725	8/24/2015	SW	Q	I	02	150,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: DONG FENG						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W16 PTO=[YR=2015] N4 W7 S4 E7$ W23 S39
FGR=[YR=2015] S20 E21 N1 FOP=[YR=2015] E5 N4 W5 S4$ N19 W21$
E21 S15 E5 S5 E13 N59$.

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