LOT 127
AMHURST OAKS PB 7/180

WITT BRITTANY LEE/CORBETT DILLON BRYANT
45098 AMHURST OAKS DR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0127-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

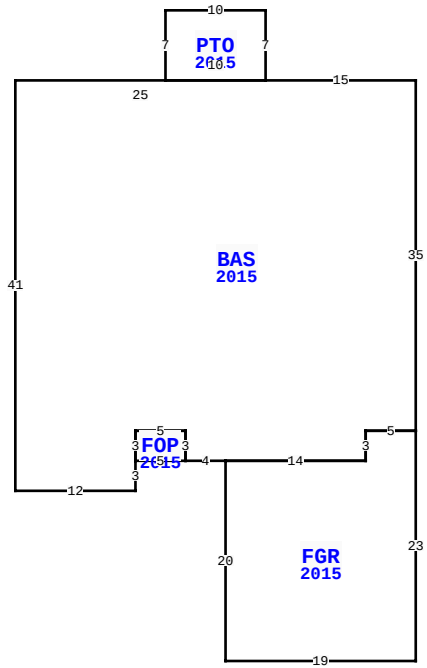
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,526	100	2015	1,526	176,745
FGR	395	55	2015	217	25,134
FOP	15	30	2015	4	463
PTO	70	5	2015	4	463
TOTALS	2,006			1,751	202,805

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,751	115.5000	121.28	212,361	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 0% - 2026 Heated Area: 1526 HX Base Yr



45397 INGLEHAM CIR, 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	202,805
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	243,805
SOH/AGL Deduction	0
ASSESSED VALUE	243,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	243,805
TOTAL JUST VALUE	243,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	248,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3953	NEW CONSTR	159,000	07/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2829/389	10/30/2025	WD	Q	I	01	287,500
GRANTOR: PINE AMANDA M						
GRANTEE: WITT BRITTANY LEE						
2006/1570	9/30/2015	SW	Q	I	01	130,400
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: PINE AMANDA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 PTO=[YR=2015] N7 W10 S7 E10$ W25 S41 E12 N3 FOP=[YR=2015] E5 N3 W5 S3$ N3 E5 S3 E4 FGR=[YR=2015] S20 E19 N23 W5 S3 W14$ E14 N3 E5 N35$.

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	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 07/09/2026 BY SYS