

LOT 63
IN OR 2032/1217
AMHURST OAKS PB 7/180

PADGETT JONATHAN L/RENSHAW AMELIA V
45556 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2023

51-2N-25-015A-0063-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1													
Exterior Wall	10	ABOVE AVG 100	0100	01	2,097	117.5020	106.05	222,387	2015	2015	0	0	0	3.00	97.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2017													Heated Area: 1856												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017												
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			05	Quality Level 05																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA			07																					
NEIGHBORHOOD/LOC			7003.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,856	100	1,856	190,924																								
FGR	420	55	231	23,763																								
FOP	20	30	6	617																								
PTO	70	5	4	411																								
TOTALS			2,366		2,097	215,715																						
EXTRA FEATURES			45556 INGLEHAM CIR, CALLAHAN																									
L N	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	0810	CONCRETE A	0 100	0	0	705.00	SF	6.50	6.50	100	2015	2015	3	96	4,399													
BUILDING DIMENSIONS																												
BAS=[YR=2015] W15 PTO=[YR=2015] N7 W10 S7 E10\$ W24 S59 E13 N1 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E21 N20 W21 S19\$ N4 W5 S4\$ N4 E5 N15 E21 N39\$.																												
LAND DESCRIPTION			TOTAL OB/XF														4,399											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000											
REVIEW DATE 01/06/2023 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																												