

FULTON MARLEN & HAROLD JR
45522 INGLEHAM CIRCLE
CALLAHAN, FL 32011

51-2N-25-015A-0066-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall10ABOVE AVG 100
Roof Structur03GABLE/HIP 100
Roof Cover03COMP SHNGL 100
Interior Wall05DRYWALL 100
Interior Floo14CARPET 60
Interior Floo08SHT VINYL 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms
Bathrooms
Frame02WOOD FRAME 100

Stories
Units1.1. 100
 0 100
Occupancy00NONE 100

Quality05Quality Level 05
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA07
NEIGHBORHOOD/LOC7003.00

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
--------	-------	--	-------	---------

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTFEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,097117.5020106.05222,387201520150003.0097.00

1 SINGLE FAM - 100% - 2020Heated Area: 1856HX Base Yr 2020

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUETotal Market Value215,715

TOTAL MARKET OB/XF VALUETotal Market Value - Market4,561

TOTAL LAND VALUE - MARKETTotal Market Value260,276

SOH/AGL DeductionAssessed Value78,471

ASSESSSED VALUETotal Exemption Value181,805

HX HBTOTAL EXEMPTION VALUETotal Taxable Value50,000

BASE TAXABLE VALUETOTAL JUST VALUE131,805

NONON INCOME VALUENONONINCOME VALUETOTAL JUST VALUE260,276

PREVIOUS YEAR MKT VALUEPREVIOUS YEAR MKT VALUE0

SALES DATA

OFF RECORD NumberDATETypeInstQU / I / VRSN CDPRICE SALE PRICE

2267/06024/04/2019WDQI01213,900

GRANTOR:FLEMING SCOTT M & TER

GRANTEE:FULTON MARLEN & HAR

2016/135711/30/2015SWQI01151,000

GRANTOR:D R HORTON INC-JACKSON

GRANTEE:FLEMING SCOTT M & T

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PT0=[YR=2015] N7 W10 S7 E10\$ W25 S59 E13 N1
FOP=[YR=2015] E5 FGR=[YR=2015] S1 E21 N20 W21 S19\$ N4 W5 S4\$
N4 E5 N15 E21 N39\$.

LAND DESCRIPTIONTOTAL OB/XF4,561

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPUNITTYDTDPHFAC% CONDDTOT ADJUNIT PRICELAND UNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCNSRV

1 000100CSFR100PUD0.000.001.00LT1.001.001.0040,000.0040,000.0040,000REVIEW DATE04/23/2020BYKBA Total Acres: 0.00 Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 08/02/2023 BY SYS