LOT 70
AMHURST OAKS PB 7/180

**DOEST JOSHUA**
45458 INGLEHAM CIR
CALLAHAN, FL 32011

**2023**

**51-2N-25-015A-0070-0000**

## NASSAU COUNTY PROPERTY



### 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 | 05 | Quality Level 05 |

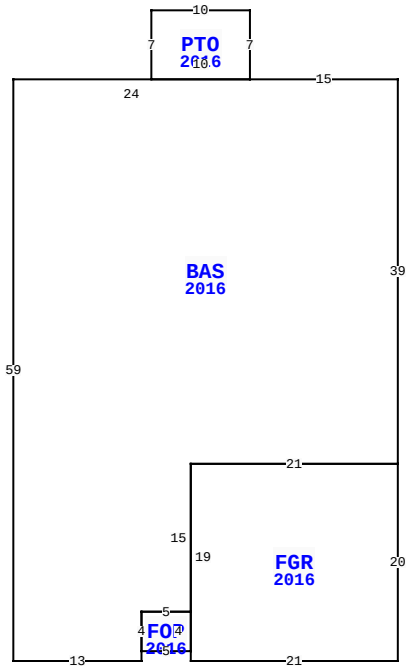
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,856 | 100 | 1,856 | 191,908 |
| FGR | 420 | 55 | 231 | 23,886 |
| FOP | 20 | 30 | 6 | 620 |
| PTO | 70 | 5 | 4 | 413 |
| TOTALS | 2,366 | | 2,097 | 216,827 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,097 | 117.5020 | 106.05 | 222,387 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr




45458 INGLEHAM CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 216,827 |
| TOTAL MARKET OB/XF VALUE | 4,552 |
| TOTAL LAND VALUE - MARKET | 40,000 |
| TOTAL MARKET VALUE | 261,379 |
| SOH/AGL Deduction | 40,765 |
| ASSESSED VALUE | 220,614 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 220,614 |
| TOTAL JUST VALUE | 261,379 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 223,031 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3975 | NEW CONSTR | 159,000 | 11/03/2015 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2402/0031 | 10/16/2020 | WD | Q | I | 01 | 227,500 |
| GRANTOR: FAVORS KELSEY | | | | | | |
| GRANTEE: DOEST JOSHUA | | | | | | |
| 2030/0001 | 2/22/2016 | WD | Q | I | 01 | 149,700 |
| GRANTOR: DR HORTON INC JACKSON | | | | | | |
| GRANTEE: FAVORS KELSEY | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2016] W15 PTO=[YR=2016] N7 W10 S7 E10$ W24 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

### 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 722.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 4,552 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,552

| 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 | SFR | 0 | | 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