

LOT 78
IN OR 1620/853
AMHURST OAKS PB 7/180

THOMAS KELLY A
45382 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2023

51-2N-25-015A-0078-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7003.00
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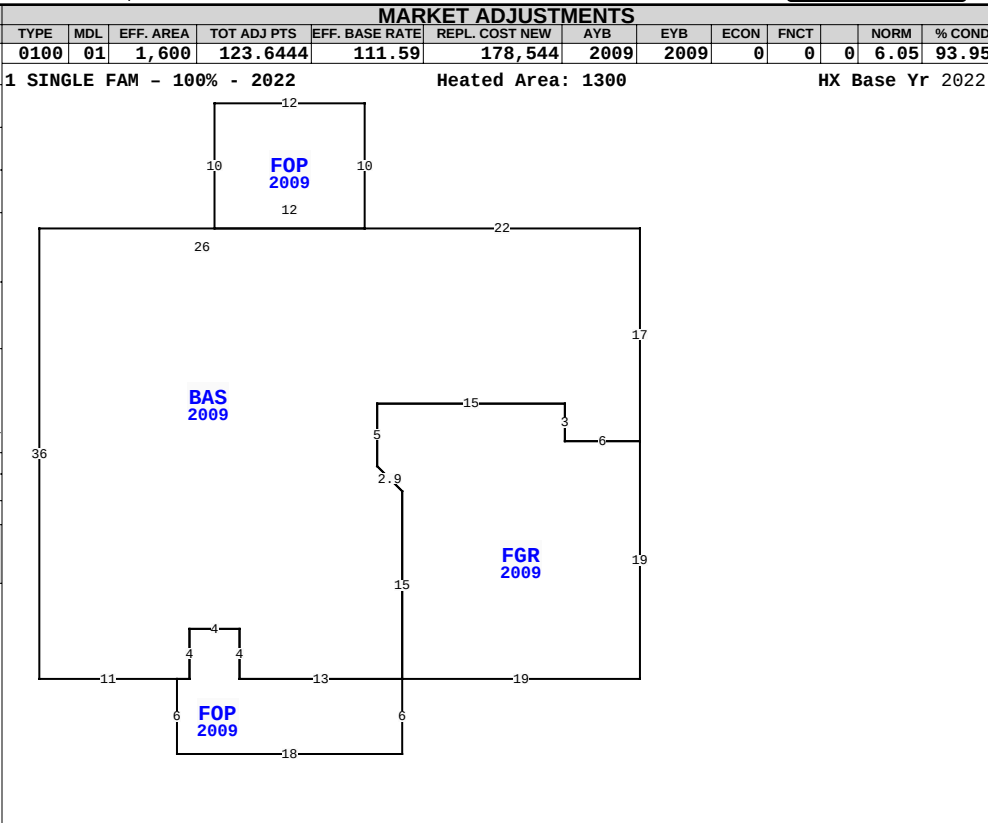
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	136,290
FGR	412	55	227	23,798
FOP	120	30	36	3,774
FOP	124	30	37	3,879

TOTALS	1,956		1,600	167,742
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	954.00	SF	6.50
2	0476	VF 6 SBPL	1	100	0	0	80.00	LF	32.00
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	PUD	0.00	0.00	1.00

REVIEW DATE	01/06/2023	BY	KWA
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											8,446	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
3 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00		

Total Acres: 0.00	Total Land Value: 40,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		167,742	
TOTAL MARKET OB/XF VALUE		8,446	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		216,188	
SOH/AGL Deduction		25,356	
ASSESSED VALUE		190,832	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		140,832	
TOTAL JUST VALUE		216,188	
NCON VALUE		2,803	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		182,552	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3271	NEW CONST	0	01/15/2009

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1620/0853	5/14/2009	WD	Q	I	01	152,100
GRANTOR: TOUSA HOMES INC						
GRANTEE: THOMAS KELLY A						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2009] W22 FOP=[YR=2009] N10 W12 S10 E12\$ W26 S36 E11 FOP=[YR=2009] S6 E18 N6 W13 N4 W4 S4 W1\$ E1 N4 E4 S4 E13 FGR=[YR=2009] E19 N19 W6 N3 W15 S5 D2 R2 S15\$ N15 L2 U2 N5 E15 S3 E6 N17\$.									