LOT 79
IN OR 1543/1834
AMHURST OAKS PB 7/180

**HENDERSON CHRISTOPHER**
45376 INGLEHAM CIRCLE
CALLAHAN, FL 32011

**2023**

**51-2N-25-015A-0079-0000**

## BUILDING CHARACTERISTICS

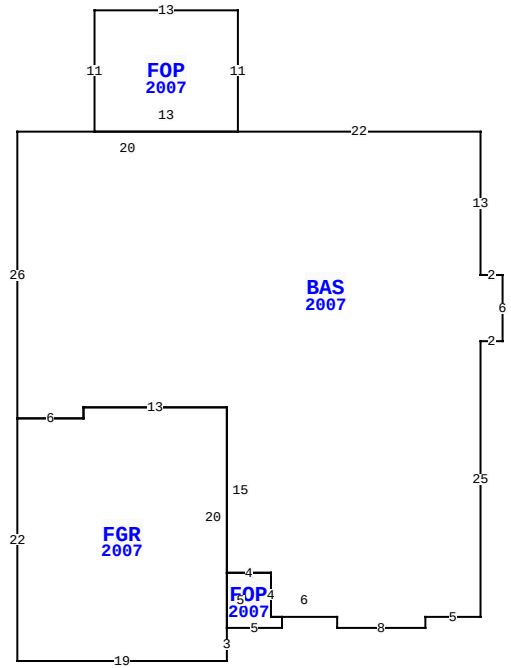
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 80 |
| Exterior Wall | 16 | WD FR STUC 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 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 | 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 | 1,497 | 100 | 1,497 | 160,433 |
| FGR | 431 | 55 | 237 | 25,399 |
| FOP | 21 | 30 | 6 | 643 |
| FOP | 143 | 30 | 43 | 4,608 |
| TOTALS | 2,092 | | 1,783 | 191,083 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,783 | 127.8200 | 115.36 | 205,687 | 2007 | 2007 | 0 | 0 | 0 | 7.10 | 92.90 |

1 SINGLE FAM – 100% - 2019 Heated Area: 1497 HX Base Yr 2019




45376 INGLEHAM CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 10/17/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 191,083 |
| TOTAL MARKET OB/XF VALUE | | 6,436 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 237,519 |
| SOH/AGL Deduction | | 74,044 |
| ASSESSED VALUE | | 163,475 |
| TOTAL EXEMPTION VALUE | HX HB XM | 50,000 |
| BASE TAXABLE VALUE | | 113,475 |
| TOTAL JUST VALUE | | 237,519 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 201,957 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3105 | NEW CONSTR | 106,545 | 07/30/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1543/1834 | 1/02/2008 | WD | U | I | 21 | 167,000 |
| GRANTOR: TOUSA HOMES INC | | | | | | |
| GRANTEE: HENDERSON CHRISTOPH | | | | | | |
| 1438/1860 | 8/23/2006 | WD | U | V | 19 | 4,230,000 |
| GRANTOR: AMHURST OAKS LLC | | | | | | |
| GRANTEE: TOUSA HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] N11 W13 S11 E13$ W20 S26 FGR=[YR=2007] S22 E19 N3 FOP=[YR=2007] E5 N1 W1 N4 W4 S5$ N20 W13 S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E8 N1 E5 N25 E2 N6 W2 N13$.

## 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 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 695.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 89 | 3,216 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2007 | 2007 | 3 | 92 | 3,220 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,436

| 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 | 100 | 0006 | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 04/17/2017 BY KBX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS