

LOT 80
IN OR 2095/1313
AMHURST OAKS PB 7/180

SPEARS MICHELLE L
45368 INGLEHAM CIR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0080-0000



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	05	AVERAGE 80	0100	01	2,521	114.5760	103.40	260,671	2008	2008	0	0	6.60	93.40	VALUATION SUMMARY											
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2020												Heated Area: 2223											
Roof Structur	03	GABLE/HIP 100													HX Base Yr 2020											
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 70																								
Interior Floo	11	CLAY TILE 30																								
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	2,223	100	2,223	214,687																						
FGR	451	55	248	23,951																						
FOP	39	30	12	1,159																						
FOP	126	30	38	3,670																						
TOTALS			2,839		2,521	243,467																				
EXTRA FEATURES			45368 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	0811	CONCRETE B	0	100	0	0	736.00	SF	5.20	5.20	100	2008	2008	3	90	3,444										
2	0861	POOL GUNIT	0	100	16	32	512.00	SF	85.00	85.00	100	2008	2008	3	56	24,371										
3	0462	ST/AL FNC	0	100	0	0	1,296.00	SF	10.00	10.00	100	2008	2008	3	56	7,258										
4	0845	KOOL DECK	0	100	0	0	802.00	SF	7.25	7.25	100	2008	2008	3	90	5,233										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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 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																										