

LOT 81
IN OR 1953/370
AMHURST OAKS PB 7/180

MANGUM NICOLE S & WAYNE L
45358 INGLEHAM CR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0081-0000



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	10	ABOVE AVG 80	0100	01	2,007	119.9814	108.28	217,318	2007	2007	0	0	7.10	92.90	VALUATION BY STANDARD														
Exterior Wall	16	WD FR STUC 20	1 SINGLE FAM - 100% - 2015												Heated Area: 1519														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Roof Cover	03	COMP SHNGL 100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Interior Wall	05	DRYWALL 100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Interior Floo	14	CARPET 90	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Interior Floo	11	CLAY TILE 10	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Air Condition	03	CENTRAL 100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Heating Type	04	AIR DUCTED 100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Bedrooms	3	100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Bathrooms	2	100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Frame	02	WOOD FRAME 100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Stories	1.	1. 100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Units	0	100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Occupancy	00	NONE 100	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
Quality	05	Quality Level 05	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
DOR CODE	0100	SINGLE FAMILY	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
MAP NUM		MKT AREA	1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
NEIGHBORHOOD/LOC	7003.00		1 SINGLE FAM - 100% - 2015												HX Base Yr 2015														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,519	100	1,519	152,799																									
FGR	528	55	290	29,172																									
FOP	24	30	7	704																									
UEP	266	60	160	16,095																									
UOP	154	20	31	3,119																									
TOTALS	2,491		2,007	201,888																									
EXTRA FEATURES				45358 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	799.00	SF	5.20	5.20	100	2007	2007	3	89	3,698													
2	0476	VF 6 SBPL	0	100	0	0	237.00	LF	32.00	32.00	100	2016	2016	3	92	6,977													
3	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	92	276													
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												
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 12/12/2018 BY KB Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																													

VALUATION SUMMARY

Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	201,888
TOTAL MARKET OB/XF VALUE	10,951
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	252,839
SOH/AGL Deduction	108,377
ASSESSED VALUE	144,462
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	94,462
TOTAL JUST VALUE	252,839
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	214,138

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1953/0370	12/12/2014	WD	U	I	37	101,500

GRANTOR: CATRETT CHRISTOPHER &
GRANTEE: MANGUM NICOLE S & W
1790/1631 4/26/2012 WD Q I 02 104,000
GRANTOR: FANNIE MAE
GRANTEE: CATRETT CHRISTOPHER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 UEP=[YR=2018] N4 W19 UOP=[YR=2018] W11 S14 E11 N14\$ S14 E19 N10\$ S10 W34 S30 FGR=[YR=2007] S24 E22 N24 W22\$ E27 FOP=[YR=2007] S1 E7 N4 W5 S1 D2 L2 \$ U2 R2 N1 E5 S6 E12 N43\$.