LOT 82
AMHURST OAKS PB 7/180

MARTIN PHILIP & PATSY
45348 INGLEHAM CIR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0082-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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

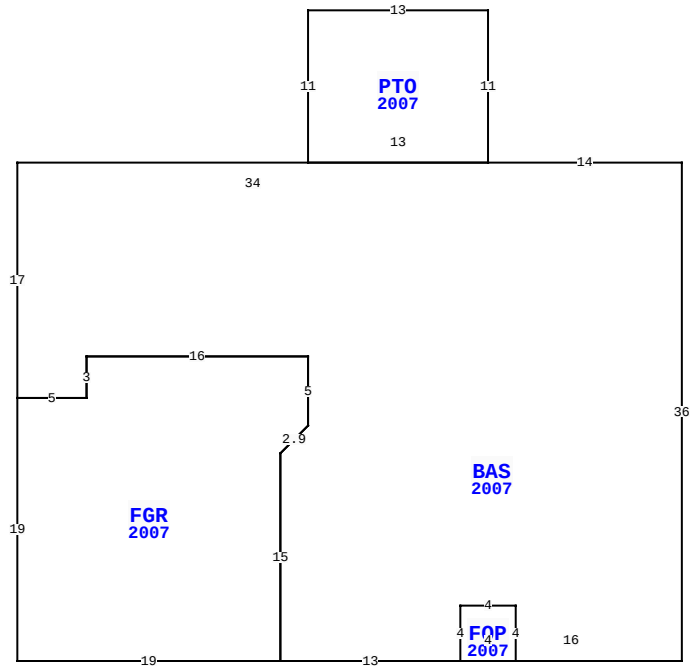
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,313	100	1,313	146,282
FGR	415	55	228	25,402
FOP	16	30	5	557
PTO	143	5	7	780
TOTALS	1,887		1,553	173,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	132.9570	119.99	186,344	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2017 Heated Area: 1313 HX Base Yr 2017



45348 INGLEHAM CIR, CALLAHAN

BLD DATE	08/31/2007 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		173,020
TOTAL MARKET OB/XF VALUE		6,765
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		219,785
SOH/AGL Deduction		66,783
ASSESSED VALUE		153,002
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,002
TOTAL JUST VALUE		219,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,035

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3052	NEW CONSTR	88,644	05/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0357	1/25/2023	QC	U	I	11	100
GRANTOR: MARTIN PATSY LYNN						
GRANTEE: MARTIN PHILIP & PAT						
2495/0911	9/09/2021	QC	U	I	11	100
GRANTOR: FOSHEE PATRICIA L						
GRANTEE: MARTIN PATSY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 PTO=[YR=2007] N11 W13 S11 E13$ W34 S17 FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W16 S3 W5$ E5 N3 E16 S5 D2 L2 S15 E13 FOP=[YR=2007] E4 N4 W4 S4$ E16 N36$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	766.00	SF	5.20	5.20	100	2007	2007	3	89	3,545	

LAND DESCRIPTION

TOTAL OB/XF 6,765

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