LOT 85
AMHURST OAKS PB 7/180

WILSON DIANN L L/E/
45314 INGLEHAM CIR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0085-0000

BUILDING CHARACTERISTICS

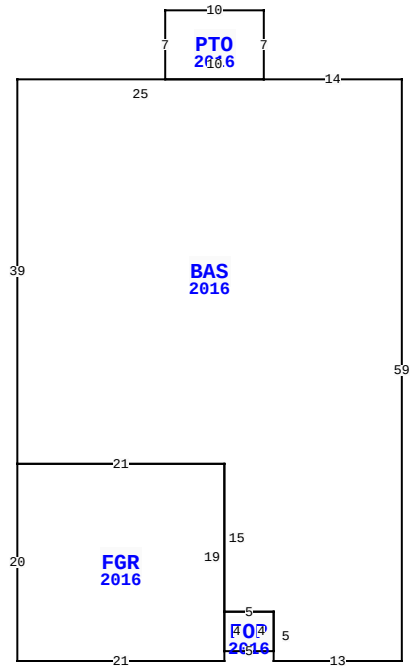
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,856	100	1,856	191,908
FGR	420	55	231	23,886
FOP	20	30	6	620
PTO	70	5	4	413
TOTALS	2,366		2,097	216,827

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	117.5020	106.05	222,387	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 1856 HX Base Yr 2020



45314 INGLEHAM CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		216,827
TOTAL MARKET OB/XF VALUE		4,729
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		261,556
SOH/AGL Deduction		91,050
ASSESSED VALUE		170,506
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		115,506
TOTAL JUST VALUE		261,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3999	NEW CONSTR	175,000	12/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2608/0988	12/06/2022	LE	U	I	11	100
GRANTOR: WILSON DIANN L						
GRANTEE: MUELLER DANIEL H (4						
2331/1747	12/31/2019	WD	Q	I	01	199,000
GRANTOR: OPENDOOR PROPERTY J L						
GRANTEE: WILSON DIANN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10$ W25 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4$ N19 W21$
E21 S15 E5 S5 E13 N59$.

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	0810	CONCRETE A	0	100	0	0	750.00	SF	6.50	6.50	100	2016	2016	3	97	4,729	

LAND DESCRIPTION

TOTAL OB/XF 4,729

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS