LOT 86
IN OR 1547/1380
AMHURST OAKS PB 7/180

BESSENT VIVIAN
45304 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2023

51-2N-25-015A-0086-0000

BUILDING CHARACTERISTICS

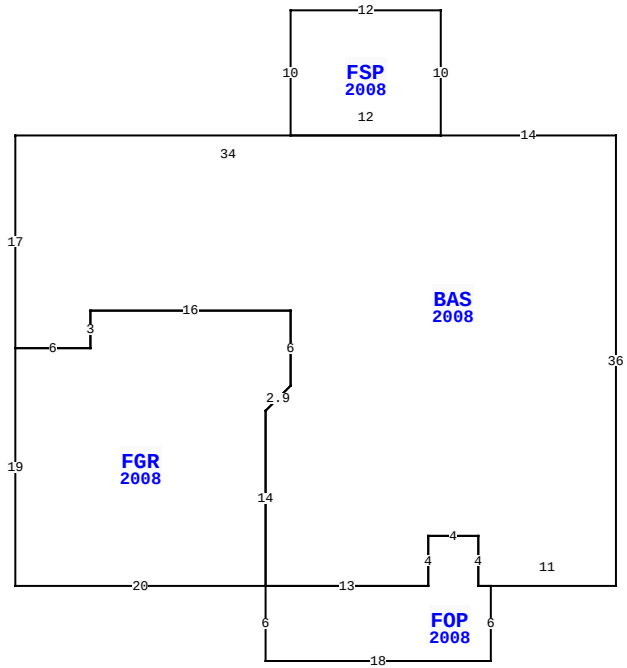
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,276	100	1,276	143,002
FGR	436	55	240	26,897
FOP	124	30	37	4,147
FSP	120	40	48	5,380
TOTALS	1,956		1,601	179,425

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	132.9570	119.99	192,104	2008	2008	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2009 Heated Area: 1276 HX Base Yr 2009



45304 INGLEHAM CIR, CALLAHAN

BLD DATE	08/26/2008 JW	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		179,425
TOTAL MARKET OB/XF VALUE		4,015
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		223,440
SOH/AGL Deduction		108,054
ASSESSED VALUE		115,386
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		60,386
TOTAL JUST VALUE		223,440
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		191,862

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3144	NEW CONSTR	116,994	10/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1380	1/24/2008	WD	Q	I		159,600
GRANTOR: TOUSA HOMES INC						
GRANTEE: BESSENT VIVIAN						
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=2008] W14 FSP=[YR=2008] N10 W12 S10 E12$ W34 S17 FGR=[YR=2008] S19 E20 N14 U2 R2 N6 W16 S3 W6$ E6 N3 E16 S6 D2 L2 S14 FOP=[YR=2008] S6 E18 N6 W1 N4 W4 S4 W13$ E13 N4 E4 S4 E11 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	0811	CONCRETE B	0	100	0	0	858.00	SF	5.20	5.20	100	2008	2008	3	90	4,015	

LAND DESCRIPTION

TOTAL OB/XF 4,015

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 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS