

LOT 87
IN OR 2192/1641
AMHURST OAKS PB 7/180

MASTERS ANDREW G & CHRISTINA L
45292 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2023

51-2N-25-015A-0087-0000



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	VALUATION SUMMARY										
Exterior Wall	31	HARDIE BRD 100	0100	01	2,097	117.5020	106.05	222,387	2016	2016	0	0	2.50	97.50	STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1856									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
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																			
EXTRA FEATURES			45292 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	0810	CONCRETE A	0	0	0	0	698.00	SF	6.50	6.50	100	2016	2016	3	97	4,401									
2	0476	VF 6 SBPL	1	0	0	0	100.00	LF	32.00	32.00	100	2023	2017		94	3,008									
3	0470	VNYL GATE	1	0	0	0	1.00	UT	300.00	300.00	100	2023	2017		94	282									
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\$.																									
BUILDING NOTES																									
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	0		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																									