LOT 88
IN OR 1772/966
AMHURST OAKS PB 7/180

HICKEN CAROLYN JANE BROPHY
45280 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2023

51-2N-25-015A-0088-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

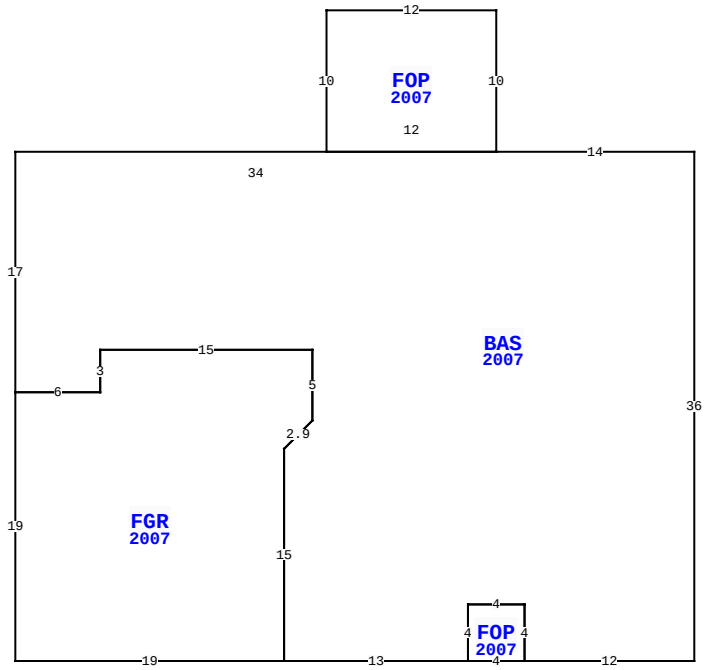
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,300	100	1,300	140,066
FGR	412	55	227	24,458
FOP	16	30	5	539
FOP	120	30	36	3,878
TOTALS	1,848		1,568	168,942

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	128.5812	116.04	181,951	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2012 Heated Area: 1300 HX Base Yr 2012



45280 INGLEHAM CIR, CALLAHAN

BLD DATE	08/31/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		168,942
TOTAL MARKET OB/XF VALUE		6,890
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		215,832
SOH/AGL Deduction		104,602
ASSESSED VALUE		111,230
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		61,230
TOTAL JUST VALUE		215,832
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		183,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3073	NEW CONSTR	87,810	06/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1772/0966	1/03/2012	WD	Q	I	02	98,000
GRANTOR: SYNOVUS MORTGAGE CORP						
GRANTEE: HICKEN CAROLYN JANE						
1748/0552	6/27/2011	WD	U	I	12	147,100
GRANTOR: RHODES JASON & LISA						
GRANTEE: SYNOVUS MORTGAGE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2007] N10 W12 S10 E12$ W34 S17
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6$ E6 N3 E15 S5
D2 L2 S15 E13 FOP=[YR=2007] E4 N4 W4 S4$ N4 E4 S4 E12 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	793.00	SF	5.20	5.20	100	2007	2007	3	89	3,670	

LAND DESCRIPTION

TOTAL OB/XF 6,890

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 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