

LOT 91
IN OR 2004/1003
AMHURST OAKS PB 7/180

MITCHELL MICHAEL A & ANGELA R
45252 INGLEHAM CIR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0091-0000



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	PAGE 1 of 1													
Exterior Wall	31	HARDIE BRD 100	0100	01	2,034	117.5020	106.05	215,706	2015	2015	0	0	0	3.00	97.00	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2016													Heated Area: 1787												
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2016												
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		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	1,787	100	1,787	183,826																								
FGR	420	55	231	23,763																								
FOP	49	30	15	1,543																								
PTO	28	5	1	103																								
TOTALS			2,284	2,034	209,235																							
EXTRA FEATURES			45252 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	0 100	0	0	698.00	SF	6.50	6.50	100	2015	2015	3	96	4,356													
BUILDING DIMENSIONS																												
BAS=[YR=2015] W5 PTO=[YR=2015] N4 W7 S4 E7 \$ W33 S39																												
FGR=[YR=2015] S20 E20 FOP=[YR=2015] S2 E7 N2 W1 N7 W5 S7 W1\$																												
E1 N20 W21\$ E21 S13 E5 S7 E12 N59\$.																												
LAND DESCRIPTION			TOTAL OB/XF														4,356											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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																												