LOT 94
IN OR 2027/1519
AMHURST OAKS PB 7/180

ADKINS DEVIN C
45202 INGLEHAM CIR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0094-0000

BUILDING CHARACTERISTICS

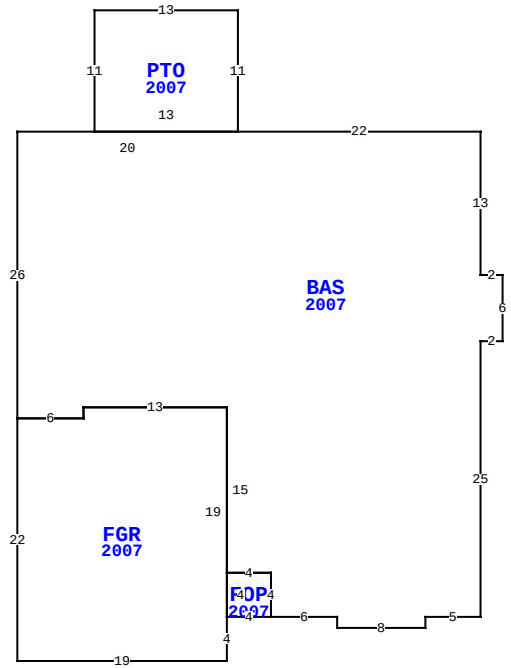
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,497	100	1,497	160,486
FGR	431	55	237	25,407
FOP	16	30	5	536
PTO	143	5	7	750
TOTALS	2,087		1,746	187,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,746	127.9300	115.46	201,593	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2017 Heated Area: 1497 HX Base Yr 2017



45202 INGLEHAM CIR, CALLAHAN

BLD DATE	08/31/2007 DJ	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		187,179
TOTAL MARKET OB/XF VALUE		3,249
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		230,428
SOH/AGL Deduction		99,923
ASSESSED VALUE		130,505
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,505
TOTAL JUST VALUE		230,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		197,964

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3057	NEW CONSTR	98,799	05/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2027/1519	1/25/2016	SW	U	I	18	110,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: ADKINS DEVIN C						
2007/0616	8/27/2015	SW	U	I	12	100
GRANTOR: WELLS FARGO BANK NA						
GRANTEE: SECRETARY OF VETERA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 PTO=[YR=2007] N11 W13 S11 E13$ W20 S26
FGR=[YR=2007] S22 E19 N4FOP=[YR=2007] E4 N4 W4 S4$ N19 W13
S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E8 N1 E5 N25 E2 N6 W2 N13$.

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	702.00	SF	5.20	5.20	100	2007	2007	3	89	3,249	

LAND DESCRIPTION

TOTAL OB/XF 3,249

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 04/17/2017 BY KBX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS