

UMBERGER DEBRA J
45168 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1				1							
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		10		ABOVE AVG 80		0100		01		2,481		115.7376		104.45		259,140		2007		2007		0		0		0		7.10		92.90		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 20		1		SINGLE FAM - 100% - 2020								Heated Area: 2198												HX Base Yr 2020		Tax Group: 1					Tax Dist:						
Roof Structure		03		GABLE/HIP 100																										BUILDING MARKET VALUE					240,741						
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					6,955						
Interior Wall		05		DRYWALL 100																										TOTAL LAND VALUE - MARKET					40,000						
Interior Floor		08		SHT VINYL 80																										TOTAL MARKET VALUE					287,696						
Interior Floor		11		CLAY TILE 20																										SOH/AGL Deduction					85,325						
Air Condition		03		CENTRAL 100																										ASSESSED VALUE					202,371						
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					HX HB WX 55,000						
Bedrooms				4 100																										BASE TAXABLE VALUE					147,371						
Bathrooms				2 100																										TOTAL JUST VALUE					287,696						
Frame		02		WOOD FRAME 100																										NCON VALUE					0						
Stories				0 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					244,738						
Occupancy		00		NONE 100																																					
Quality		05		Quality Level 05																																					
DOR CODE		0100		SINGLE FAMILY																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		7003.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,198		100		2,198		213,281																																	
FGR		420		55		231		22,415																																	
FOP		48		30		14		1,358																																	
FOP		126		30		38		3,687																																	
TOTALS		2,792				2,481		240,741																																	
EXTRA FEATURES																																									
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		0811		CONCRETE B		0 100		0 0		760.00		SF		5.20		5.20		100		2007		2007		3		89		3,517													
2		0476		VF 6 SBPL		0 100		0 0		132.00		LF		32.00		32.00		100		2008		2008		3		76		3,210													
3		0470		VNYL GATE		0 100		0 0		1.00		UT		300.00		300.00		100		2008		2008		3		76		228													
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