LOT 102
AMHURST OAKS PB 7/180

KELLY SHELLEY
45130 INGLEHAM CIR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0102-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

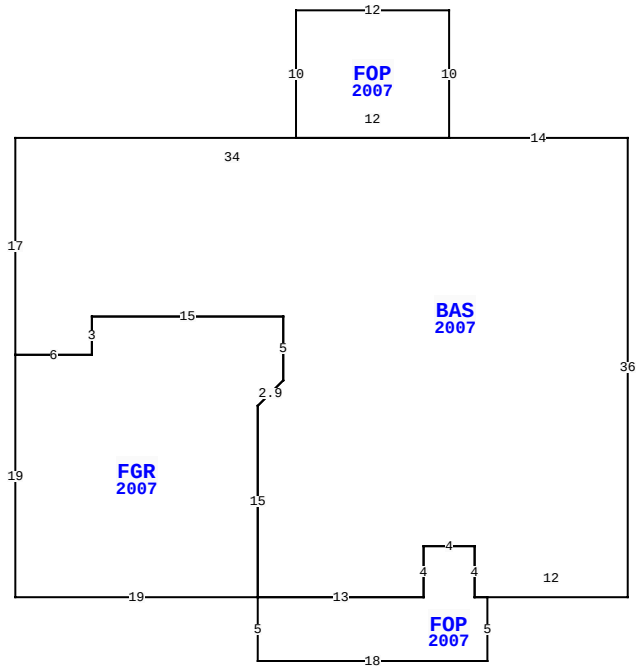
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	106	30	32	3,448
FOP	120	30	36	3,878
TOTALS	1,938		1,595	171,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,595	128.5812	116.04	185,084	2007	2007	0	0	0	7.15	92.85

1 SINGLE FAM – 100% - 2022 Heated Area: 1300 HX Base Yr 2022



45130 INGLEHAM CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		171,850
TOTAL MARKET OB/XF VALUE		4,364
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		216,214
SOH/AGL Deduction		24,544
ASSESSED VALUE		191,670
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		141,670
TOTAL JUST VALUE		216,214
NCON VALUE		782
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3058	NEW CONSTR	89,994	05/10/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2488/0581	7/26/2021	WD	Q	I	01	225,000
GRANTOR: WRIGHT HALEY E & CLAY						
GRANTEE: KELLY SHELLEY						
2149/1254	9/29/2017	WD	Q	I	01	146,000
GRANTOR: LAMB GARON A						
GRANTEE: WRIGHT HALEY ELIZAB						

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 FOP=[YR=2007] S5 E18 N5 W1 N4 W4 S4 W13$ E13 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	0811	CONCRETE B	0	100	0	0	774.00	SF	5.20	5.20	100	2007	2007	3	89	3,582	
2	0811	CONCRETE B	0	100	0	0	155.00	SF	5.20	5.20	100	2017	2017	3	97	782	

LAND DESCRIPTION

TOTAL OB/XF 4,364

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS