LOT 108
IN OR 1481/993
AMHURST OAKS PB 7/180

GRAY KRISTY N PETTY & MATTHEW J
45062 INGLEHAM CIRCLE
CALLAHAN, FL 32011

**2023**

**51-2N-25-015A-0108-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| 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 |

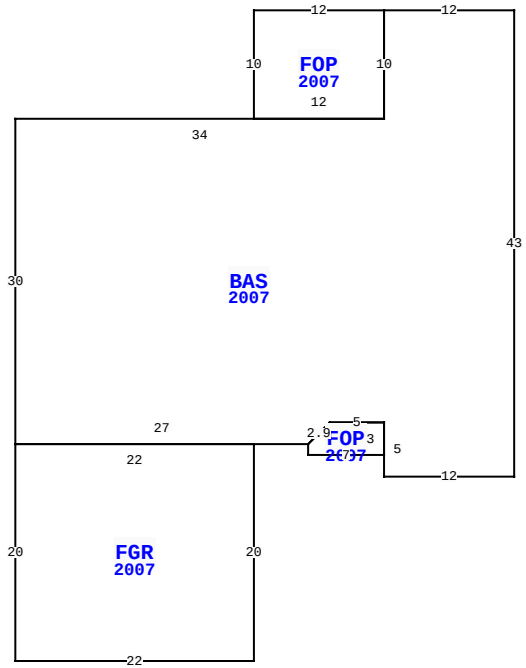
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,524 | 100 | 1,524 | 158,428 |
| FGR | 440 | 55 | 242 | 25,157 |
| FOP | 19 | 30 | 6 | 624 |
| FOP | 120 | 30 | 36 | 3,742 |
| TOTALS | 2,103 | | 1,808 | 187,951 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,808 | 123.8600 | 111.78 | 202,098 | 2007 | 2007 | 0 | 0 | 0 | 7.00 | 93.00 |

1 SINGLE FAM – 100% - 2009 Heated Area: 1524 HX Base Yr 2009




45062 INGLEHAM CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 08/23/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 187,951 |
| TOTAL MARKET OB/XF VALUE | | 3,286 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 231,237 |
| SOH/AGL Deduction | | 111,378 |
| ASSESSED VALUE | | 119,859 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 69,859 |
| TOTAL JUST VALUE | | 231,237 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 198,634 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2987 | CO ISSUED | 0 | 06/28/2007 |
| B2987 | NEW CONSTR | 111,504 | 11/02/2006 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1481/0993 | 2/27/2007 | WD | Q | I | | 190,000 |
| GRANTOR: TOUSA HOMES INC | | | | | | |
| GRANTEE: PETTY KRISTY N & MA | | | | | | |
| 1438/1860 | 8/23/2006 | WD | U | V | 19 | 4,230,000 |
| GRANTOR: AMHURST OAKS LLC | | | | | | |
| GRANTEE: TOUSA HOMES INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] W12 S10 E12 N10$ S10 W34 S30 FGR=[YR=2007] S20 E22 N20 W22$ E27 FOP=[YR=2007] S1 E7 N3 W5 D2 L2 $ U2 R2 E5 S5 E12 N43$.

## 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 | 710.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 89 | 3,286 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,286

| 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