LOT 117
AMHURST OAKS PB 7/180

WHITE LUCAS M
115 ACACIA DRIVE
KINGSLAND, GA 31548

**2023**

**51-2N-25-015A-0117-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

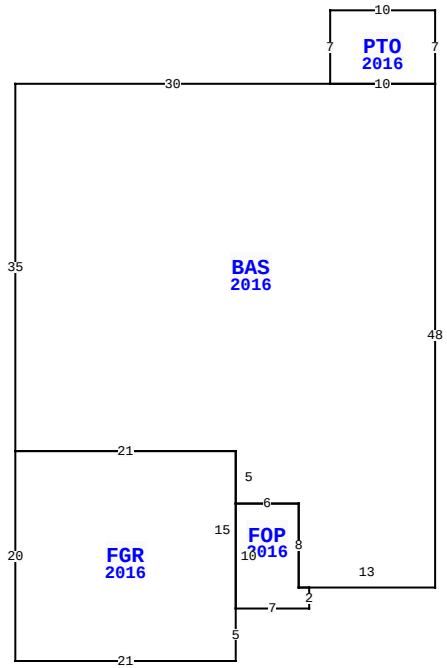
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 08 | SHT VINYL 40 |
| Air Condition | 03 | CENTRAL 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 | 1,599 | 100 | 1,599 | 166,847 |
| FGR | 420 | 55 | 231 | 24,104 |
| FOP | 62 | 30 | 19 | 1,982 |
| PTO | 70 | 5 | 4 | 417 |
| TOTALS | 2,151 | | 1,853 | 193,350 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,853 | 118.5800 | 107.02 | 198,308 | 2016 | 2016 | 0 | 0 | 0 | 2.50 | 97.50 |

1 SINGLE FAM – 0% - 0 Heated Area: 1599 HX Base Yr




45551 INGLEHAM CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 1 | Tax Dist: |
| BUILDING MARKET VALUE | 193,350 |
| TOTAL MARKET OB/XF VALUE | 4,552 |
| TOTAL LAND VALUE - MARKET | 40,000 |
| TOTAL MARKET VALUE | 237,902 |
| SOH/AGL Deduction | 38,270 |
| ASSESSED VALUE | 199,632 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 199,632 |
| TOTAL JUST VALUE | 237,902 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 203,427 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3995 | NEW CONSTR | 165,000 | 12/25/2015 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2276/1701 | 5/24/2019 | QC | U | I | 11 | 100 |
| GRANTOR: WHITE LUCAS M & EMILY | | | | | | |
| GRANTEE: WHITE LUCAS | | | | | | |
| 2042/0746 | 4/25/2016 | SW | Q | I | 01 | 136,000 |
| GRANTOR: D R HORTON INC-JACKSO | | | | | | |
| GRANTEE: WHITE LUCAS M & EMI | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W30 S35 FGR=[YR=2016] S20 E21 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10$ N15 W21$ E21 S5 E6 S8 E13 N48 W10$ E10 N7$.

### 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 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 722.00 | SF | 6.50 | 6.50 | 100 | 2016 | 2016 | 3 | 97 | 4,552 | |

### LAND DESCRIPTION

TOTAL OB/XF 4,552

| 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 | 0 | | 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