LOT 119
AMHURST OAKS PB 7/180

LINCOLN GABRELLE B L/E/
45517 INGLEHAM CIR
CALLAHAN, FL 32011

2023

51-2N-25-015A-0119-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

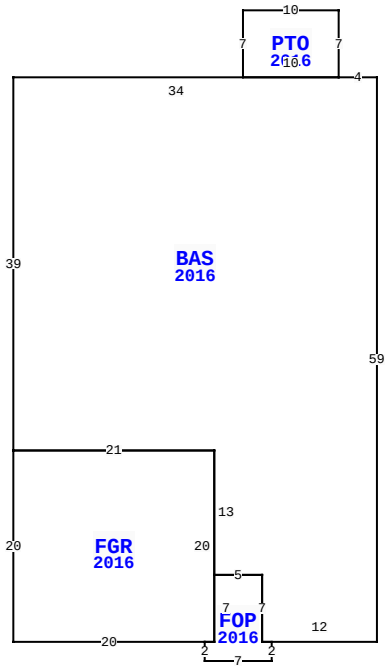
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,787	100	1,787	184,773
FGR	420	55	231	23,886
FOP	49	30	15	1,551
PTO	70	5	4	413
TOTALS	2,326		2,037	210,623

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	117.5020	106.05	216,024	2016	2016	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1787 HX Base Yr 2017



45517 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		210,623
TOTAL MARKET OB/XF VALUE		9,432
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		260,055
SOH/AGL Deduction		147,872
ASSESSED VALUE		112,183
TOTAL EXEMPTION VALUE	HX HB WX DX	60,000
BASE TAXABLE VALUE		52,183
TOTAL JUST VALUE		260,055
NCON VALUE		4,993
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4014	NEW CONSTR	0	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2639/1000	5/15/2023	LE	U	I	11	100
GRANTOR: LINCOLN GABRIELLE						
GRANTEE: LINCOLN GABRIELLE R						
2053/1510	6/17/2016	SW	Q	I	02	135,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: LINCOLN GABRELLE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 PTO=[YR=2016] N7 W10 S7 E10$ W34 S39
FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E7 N2 W1 N7 W5 S7 W1$
E1 N20 W21$ E21 S13 E5 S7 E12 N59$.

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	100	0	0	704.00	SF	6.50	6.50	100	2016	2016	3	97	4,439	
2	0476	VF 6 SBPL	0	100	0	0	166.00	LF	32.00	32.00	100	2017	2017	3	94	4,993	

LAND DESCRIPTION

TOTAL OB/XF 9,432

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		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 08/23/2022 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS