LOT 69
AMHURST OAKS PB 7/180

BENNETT CLINTON NEAL L/E/
45470 INGLEHAM CIR
CALLAHAN, FL 32011

2024

51-2N-25-015A-0069-0000

BUILDING CHARACTERISTICS

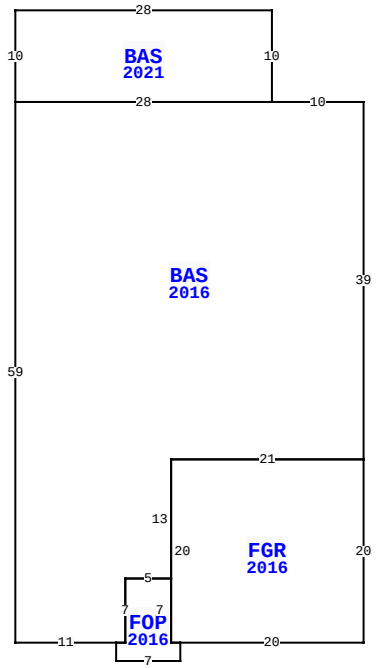
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	190,924
BAS	280	100	280	29,915
FGR	420	55	231	24,680
FOP	49	30	15	1,603
TOTALS	2,536		2,313	247,123

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	115.3460	109.58	253,459	2016	2017	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2067 HX Base Yr 2021



45470 INGLEHAM CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		247,123
TOTAL MARKET OB/XF VALUE		5,399
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		292,522
SOH/AGL Deduction		72,399
ASSESSED VALUE		220,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,123
TOTAL JUST VALUE		292,522
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		281,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E4572	SOLAR	0	07/01/2022
4376	REMODEL	25,000	03/25/2021
3979	NEW CONSTR	153,000	11/12/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/1488	11/19/2020	LE	U	I	11	100
GRANTOR: BENNETT CLINTON NEAL						
GRANTEE: BENNETT MICHAEL NEA						
2379/1128	7/27/2020	WD	Q	I	01	212,000
GRANTOR: LENOX PATRICIA D						
GRANTEE: BENNETT CLINTON NEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 BAS=[YR=2021] N10 W28 S10 E28$ W28 S59 E11 FOP=[YR=2016] S2 E7 N2 FGR=[YR=2016] E20 N20 W21 S20 E1$ W1 N7 W5 S7 W1$ E1 N7 E5 N13 E21 N39$.

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	712.00	SF	6.50	6.50	100	2016	2016	3	96	4,443	
2	0476	VF 6 SBPL	0	100	0	0	9.00	LF	32.00	32.00	100	2021	2021	3	98	282	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	
4	0462	ST/AL FNC	0	100	0	0	9.00	SF	10.00	10.00	100	2021	2021	3	95	86	
5	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	98	294	

LAND DESCRIPTION

TOTAL OB/XF 5,399

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		RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/21/2022 BY HS Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS