LOT 78
AMHURST OAKS PB 7/180

ROSS KELLY & CLINTON
45382 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2024

51-2N-25-015A-0078-0000

BUILDING CHARACTERISTICS

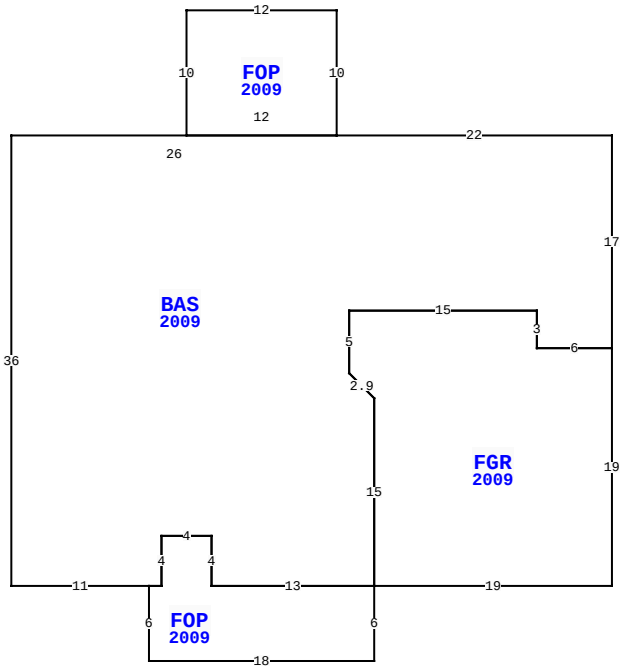
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	142,696
FGR	412	55	227	24,917
FOP	120	30	36	3,952
FOP	124	30	37	4,061
TOTALS	1,956		1,600	175,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	123.6444	117.46	187,936	2009	2009	0	0	0	6.55	93.45

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



45382 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		175,626
TOTAL MARKET OB/XF VALUE		8,327
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		223,953
SOH/AGL Deduction		27,396
ASSESSED VALUE		196,557
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		146,557
TOTAL JUST VALUE		223,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		216,188

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3271	NEW CONST	0	01/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/261	8/13/2023	QC	U	I	11	100
GRANTOR: ROSS KELLY F/K/A KELL						
GRANTEE: ROSS KELLY & CLINTO						
1620/0853	5/14/2009	WD	Q	I	01	152,100
GRANTOR: TOUSA HOMES INC						
GRANTEE: THOMAS KELLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W22 FOP=[YR=2009] N10 W12 S10 E12$ W26 S36 E11
FOP=[YR=2009] S6 E18 N6 W13 N4 W4 S4 W1$ E1 N4 E4 S4 E13
FGR=[YR=2009] E19 N19 W6 N3 W15 S5 D2 R2 S15$ N15 L2 U2
N5 E15 S3 E6 N17$.

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	954.00	SF	6.50	6.50	100	2009	2009	3	90	5,581	
2	0476	VF 6 SBPL	1	100	0	0	80.00	LF	32.00	32.00	100	2023	2020		96	2,458	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2020		96	288	

LAND DESCRIPTION

TOTAL OB/XF 8,327

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	0003	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS