LOT 83
AMHURST OAKS PB 7/180

RICHARDS HAROLD R JR
PSC 476 BOX 3865
FPO, AP 96322

**2024**

**51-2N-25-015A-0083-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

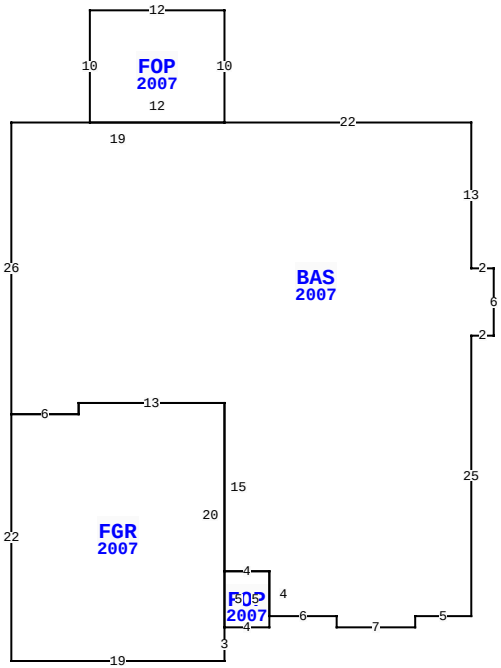
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 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 | 1,452 | 100 | 1,452 | 162,828 |
| FGR | 431 | 55 | 237 | 26,577 |
| FOP | 20 | 30 | 6 | 673 |
| FOP | 120 | 30 | 36 | 4,037 |
| TOTALS | 2,023 | | 1,731 | 194,115 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,731 | 127.8200 | 121.43 | 210,195 | 2007 | 2007 | 0 | 0 | 0 | 7.65 | 92.35 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1452 HX Base Yr 2020




45336 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 | | 194,115 |
| TOTAL MARKET OB/XF VALUE | | 3,286 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 237,401 |
| SOH/AGL Deduction | | 73,287 |
| ASSESSED VALUE | | 164,114 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 114,114 |
| TOTAL JUST VALUE | | 237,401 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 228,733 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3074 | NEW CONSTR | 102,396 | 06/25/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2265/1931 | 3/22/2019 | WD | Q | I | 01 | 187,900 |
| GRANTOR: TEW KARI | | | | | | |
| GRANTEE: RICHARDS HAROLD R J | | | | | | |
| 1987/1812 | 5/12/2015 | SW | U | I | 12 | 113,000 |
| GRANTOR: JPMORGAN CHASE BANK N | | | | | | |
| GRANTEE: TEW KARI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] N10 W12 S10 E12$ W19 S26
FGR=[YR=2007] S22 E19 N3 FOP=[YR=2007] E4 N5 W4 S5$ N20 W13
S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E7 N1 E5 N25 E2 N6 W2 N13$.

## 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 | 718.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 88 | 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 | 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