LOT 84
AMHURST OAKS PB 7/180

BROWN ALAN & RACHEL
45326 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2024

51-2N-25-015A-0084-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

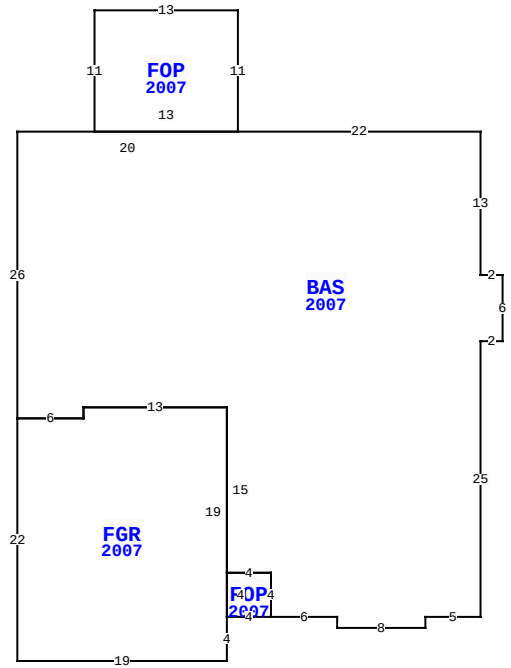
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,497	100	1,497	168,103
FGR	431	55	237	26,614
FOP	16	30	5	562
FOP	143	30	43	4,829
TOTALS	2,087		1,782	200,107

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	127.9300	121.53	216,566	2007	2007	0	0	0	7.60	92.40

1 SINGLE FAM – 100% - 2023 Heated Area: 1497 HX Base Yr 2023



45326 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		200,107
TOTAL MARKET OB/XF VALUE		7,088
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		247,195
SOH/AGL Deduction		8,506
ASSESSED VALUE		238,689
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,689
TOTAL JUST VALUE		247,195
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3095	NEW CONSTR	98,586	07/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0438	3/07/2022	WD	Q	I	01	278,000
GRANTOR: ALTMAN THOMAS & BRAND						
GRANTEE: BROWN ALAN & RACHEL						
1981/1591	5/22/2015	SW	Q	I	02	127,000
GRANTOR: FANNIE MAE						
GRANTEE: ALTMAN THOMAS & BRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] N11 W13 S11 E13$ W20 S26
FGR=[YR=2007] S22 E19 N4 FOP=[YR=2007] E4 N4 W4 S4$ N19 W13
S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E8 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	853.00	SF	5.20	5.20	100	2007	2007	3	88	3,903	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	

LAND DESCRIPTION

TOTAL OB/XF 7,088

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