

LOT 88
IN OR 1772/966
AMHURST OAKS PB 7/180

HICKEN CAROLYN JANE BROPHY
45280 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2024

51-2N-25-015A-0088-0000



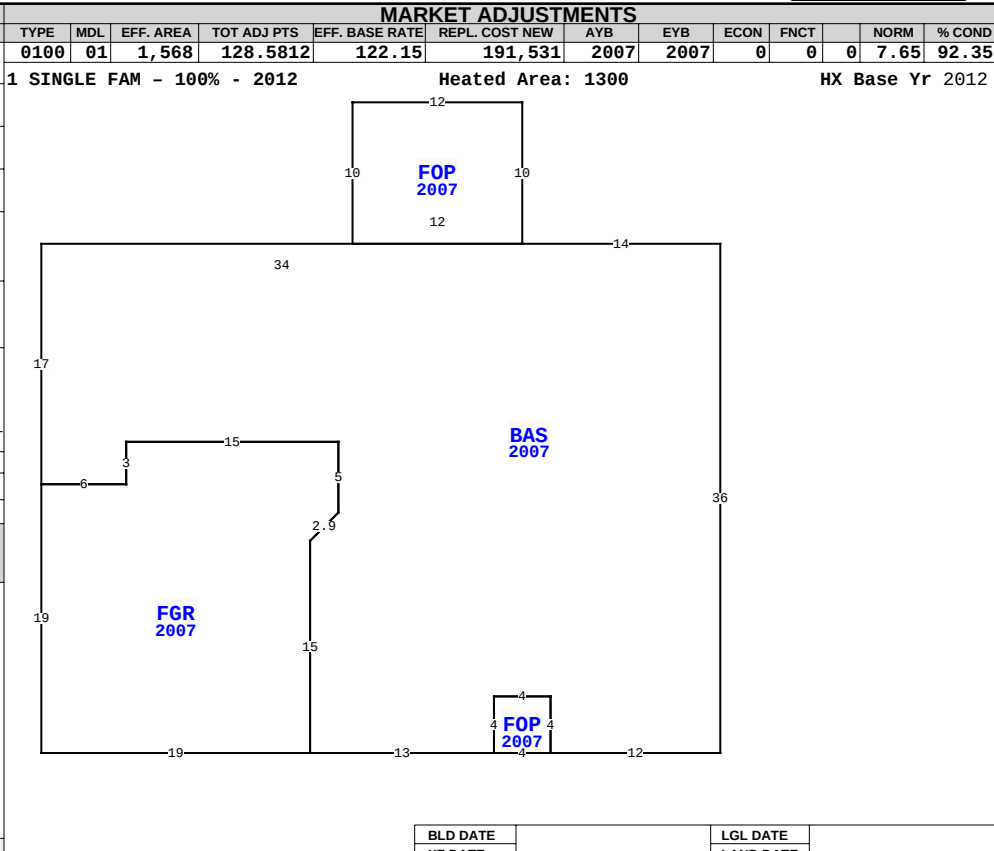
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	1,300	100	1,300	146,647
FGR	412	55	227	25,607
FOP	16	30	5	564
FOP	120	30	36	4,061
TOTALS	1,848		1,568	176,879

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	793.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	RL	0.00	0.00	1.00	LT	



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	176,879		
TOTAL MARKET OB/XF VALUE	6,814		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	223,693		
SOH/AGL Deduction	109,126		
ASSESSED VALUE	114,567		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	64,567		
TOTAL JUST VALUE	223,693		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	215,832		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3073	NEW CONSTR	87,810	06/09/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1772/0966	1/03/2012	WD	Q	I	02	98,000	
GRANTOR: SYNOVUS MORTGAGE CORP							
GRANTEE: HICKEN CAROLYN JANE							
1748/0552	6/27/2011	WD	U	I	12	147,100	
GRANTOR: RHODES JASON & LISA							
GRANTEE: SYNOVUS MORTGAGE CO							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W14 FOP=[YR=2007] N10 W12 S10 E12\$ W34 S17											
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6\$ E6 N3 E15 S5											
D2 L2 S15 E13 FOP=[YR=2007] E4 N4 W4 S4\$ N4 E4 S4 E12 N36\$.											