

MCCALL CASON LANE/REED CHELSEA LAUREN
45212 INGLEHAM CIR
CALLAHAN, FL 32011

51-2N-25-015A-0093-0000

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 Stories

02

WOOD FRAME 100

Units

1.

1. 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

ORIG COND

YEAR ON

YEAR ACTUAL

Q

% COND

OB/XF MKT VALUE

NOTES

1

0811

CONCRETE B

0 100

0

0

773.00

SF

5.20

5.20

100

2007

2007

3

88

3,537

2

0476

VF 6 SBPL

0 100

0

0

120.00

LF

16.00

16.00

100

2012

2012

3

83

1,594

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,568

128.5812

122.15

191,531

2007

2007

0

0

7.65

92.35

1 SINGLE FAM - 100% - 2016

Heated Area: 1300

HX Base Yr 2016

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

45212 INGLEHAM CIR, CALLAHAN

VALUATION BY

Tax Group: 1

Tax Dist:

STANDARD

BUILDING MARKET VALUE

176,879

TOTAL MARKET OB/XF VALUE

5,131

TOTAL LAND VALUE - MARKET

40,000

TOTAL MARKET VALUE

222,010

SOH/AGL Deduction

97,491

ASSESSED VALUE

124,519

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

74,519

TOTAL JUST VALUE

222,010

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

214,151

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1982/0713

4/13/2015

SW Q

I

01

116,000

GRANTOR: SUNTRUST MORTGAGE INC

GRANTEE: MCCALL CASON LANE &

1959/1395

1/27/2015

CT U

I

18

100

GRANTOR: CLERK OF COURT

GRANTEE: SUNTRUST MORTGAGE I

BUILDING NOTES

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\$.