

GANT ASHLEY PAIGE & DOUGLAS EDWARD JR
45202 INGLEHAM CIR
CALLAHAN, FL 32011

51-2N-25-015A-0094-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo13LVT/LAMNT 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3 100

Bathrooms2 100

Frame Stories Units02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7003.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ SUBAREA MARKET VALUE

BAS1,4971001,497168,012

FGR4315523726,600

FOP16305561

PTO14357786

TOTALS2,0871,746195,958

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100011,746127.9300121.53212,19120072007007.6592.35

1 SINGLE FAM - 0% - 2024Heated Area: 1497HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B0000702.00SF5.205.20100200720073883,212

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR00006RL0.000.001.00LT1.001.001.0040,000.0040,000.0040,000

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE195,958

TOTAL MARKET OB/XF VALUE3,212

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE239,170

SOH/AGL Deduction0

ASSESSED VALUE239,170

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE239,170

TOTAL JUST VALUE239,170

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE230,428

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CDPRICE SALE

2703/18933/25/2024WDQI01289,000

GRANTOR: ADKINS DEVIN C

GRANTEE: GANT ASHLEY PAIGE &

2027/15191/25/2016SWUI18110,000

GRANTOR: SECRETARY OF VETERANS

GRANTEE: ADKINS DEVIN C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 PTO=[YR=2007] N11 W13 S11 E13\$ W20 S26
FGR=[YR=2007] S22 E19 N4FOP=[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\$.

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REVIEW DATE01/06/2023BYKWA

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