LOT 95
AMHURST OAKS PB 7/180

TAH HOLDING LP
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

2024

51-2N-25-015A-0095-0000

BUILDING CHARACTERISTICS

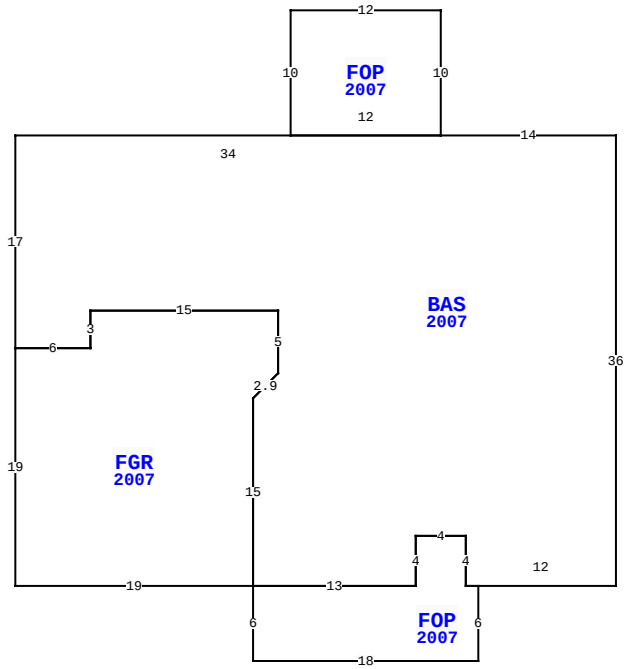
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	148,700
FGR	412	55	227	25,965
FOP	120	30	36	4,118
FOP	124	30	37	4,232
TOTALS	1,956		1,600	183,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	130.3764	123.86	198,176	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 0% - 2024 Heated Area: 1300 HX Base Yr



45190 INGLEHAM CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	183,016
TOTAL MARKET OB/XF VALUE	3,995
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	227,011
SOH/AGL Deduction	0
ASSESSED VALUE	227,011
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	227,011
TOTAL JUST VALUE	227,011
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	216,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3068	NEW CONSTR	86,952	05/24/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2669/67	9/16/2023	WD	Q	I	01	290,000
GRANTOR: X&Y INGLEHAM LLC						
GRANTEE: TAH HOLDING LP						
2532/0915	2/15/2021	WD	U	I	11	100
GRANTOR: YANG XING BIAO &						
GRANTEE: X&Y INGLEHAM LLC						

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 FOP=[YR=2007] S6 E18 N6 W1 N4 W4 S4 W13$ E13 N4 E4 S4 E12 N36$.

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	0	0	0	873.00	SF	5.20	5.20	100	2007	2007	3	88	3,995	

LAND DESCRIPTION

TOTAL OB/XF 3,995

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	0	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