

LOT 99
IN OR 1521/391
AMHURST OAKS PB 7/180

LANGFORD LONNY
45164 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2024

51-2N-25-015A-0099-0000



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 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
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NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	148,316
FGR	412	55	227	25,899
FOP	106	30	32	3,651
FOP	120	30	36	4,107

TOTALS	1,938		1,595	181,972
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	757.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	87.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
4	1242	WD DECK A	1	100	0	0	175.00	SF	10.00

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

REVIEW DATE	01/06/2023	BY	KWA
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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	1,595	130.0398	123.54	197,046	2007	2007	0	0	7.65	92.35
1 SINGLE FAM - 100% - 2008											
Heated Area: 1300											
HX Base Yr 2008											

45164 INGLEHAM CIR, CALLAHAN

45164 INGLEHAM CIR, CALLAHAN					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
757.00	SF	5.20	5.20	100	2007	2007	3	88	3,464		
87.00	LF	32.00	32.00	100	2007	2007	3	72	2,004		
1.00	UT	300.00	300.00	100	2007	2007	3	72	216		
175.00	SF	10.00	10.00	100	2024	2022		97	1,698		

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		181,972	
TOTAL MARKET OB/XF VALUE		7,382	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		229,354	
SOH/AGL Deduction		109,816	
ASSESSED VALUE		119,538	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		69,538	
TOTAL JUST VALUE		229,354	
NCON VALUE		1,698	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		219,590	

MISC STRG= NV: 10/23KW			
PERMIT NUM	DESCRIPTION	AMT	ISSUED
3041	NEW CONSTR	0	07/09/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1521/0391	8/23/2007	WD	Q	I	
GRANTOR: TOUSA HOMES INC					SALE PRICE
GRANTEE: LANGFORD LONNY					147,300
1438/1860	8/23/2006	WD	U	V	19
GRANTOR: AMHURST OAKS LLC					4,230,000
GRANTEE: TOUSA HOMES INC					

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] S5 E18 N5 W1 N4 W4 S4 W13\$ E13 N4									
E4 S4 E12 N36\$.									