LOT 104
AMHURST OAKS PB 7/180

STONER STEPHEN JAMES & JEAN A L/E/
45106 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2024

51-2N-25-015A-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

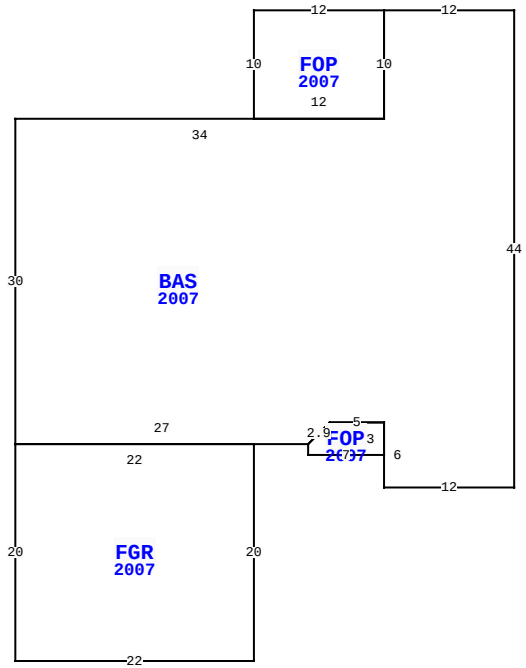
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	170,672
FGR	440	55	242	26,889
FOP	19	30	6	667
FOP	120	30	36	4,000
TOTALS	2,115		1,820	202,229

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	125.2900	119.03	216,635	2007	2009	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1536 HX Base Yr 2024



45106 INGLEHAM CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		202,229
TOTAL MARKET OB/XF VALUE		6,612
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		248,841
SOH/AGL Deduction		0
ASSESSED VALUE		248,841
TOTAL EXEMPTION VALUE	HX HB DX	55,000
BASE TAXABLE VALUE		193,841
TOTAL JUST VALUE		248,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4609M	H/AC	0	10/05/2022
2990	CO ISSUED	0	02/12/2007
B2990	NEW CONSTR	0	11/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2654/1049	7/18/2023	LE	U	I	11	100
GRANTOR: STONER STEPHEN JAMES						
GRANTEE: GEORGE AMANDA CAROL						
2562/0824	5/11/2022	WD	Q	I	01	295,000
GRANTOR: WALKER JEFFREY & JENN						
GRANTEE: STONER STEPHEN JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] W12 S10 E12 N10$ S10 W34 S30
FGR=[YR=2007] S20 E22 N20 W22$ E27 FOP=[YR=2007] S1 E7 N3
W5 D2 L2 $ U2 R2 E5 S6 E12 N44$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
2	0811	CONCRETE B	0	100	0	0	749.00	SF	5.20	5.20	100	2007	2007	3	88	3,427	

LAND DESCRIPTION

TOTAL OB/XF 6,612

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	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 11/28/2022 BY KWX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS