LOT 114
IN OR 1547/1354
AMHURST OAKS PB 7/180

LONG MARY L & DONALD
P O BOX 562
CALLAHAN, FL 32011

2024

51-2N-25-015A-0114-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

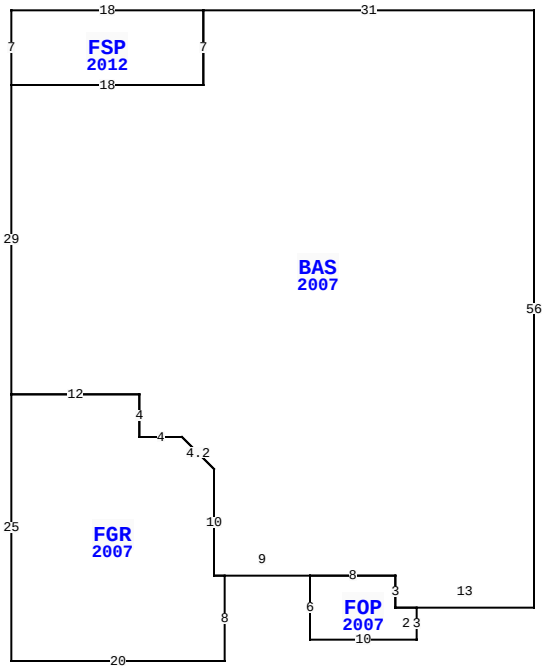
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,220	100	2,220	228,081
FGR	451	55	248	25,479
FOP	54	30	16	1,644
FSP	126	40	50	5,137
TOTALS	2,851		2,534	260,342

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,534	117.1104	111.25	281,908	2007	2007	0	0	0	7.65	92.35

1 SINGLE FAM – 100% - 2009 Heated Area: 2220 HX Base Yr 2009



45589 INGLEHAM CIR, CALLAHAN

BLD DATE	12/11/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		260,342
TOTAL MARKET OB/XF VALUE		8,851
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		309,193
SOH/AGL Deduction		148,214
ASSESSED VALUE		160,979
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		110,979
TOTAL JUST VALUE		309,193
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3119	NEW CONSTR	127,974	09/05/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1354	1/24/2008	WD	Q	I		213,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: LONG MARY L & DONAL						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W31 FSP=[YR=2012] W18 S7 E18 N7$ S7 W18 S29 FGR=[YR=2007] S25 E20 N8 W1 N10 U3 L3 W4 N4 W12$ E12 S4E4 D3 R3 S10 E9 FOP=[YR=2007] S6 E10 N3 W2 N3 W8$ E8 S3 E13 N56$.

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	100	0	0	774.00	SF	5.20	5.20	100	2007	2007	3	88	3,542	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2007	2007	3	91	1,820	
3	0476	VF 6 SBPL	0	100	0	0	116.00	LF	32.00	32.00	100	2018	2018	3	94	3,489	

LAND DESCRIPTION

TOTAL OB/XF 8,851

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS