LOT 117
AMHURST OAKS PB 7/180

WHITE LUCAS M
115 ACACIA DRIVE
KINGSLAND, GA 31548

2024

51-2N-25-015A-0117-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

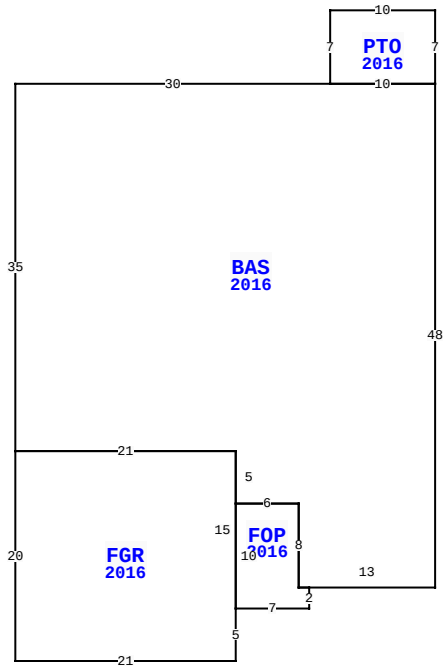
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,599	100	1,599	174,723
FGR	420	55	231	25,241
FOP	62	30	19	2,076
PTO	70	5	4	437
TOTALS	2,151		1,853	202,478

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,853	118.5800	112.65	208,740	2016	2016	0	0	0	3.00	97.00

1 SINGLE FAM – 0% - 0 Heated Area: 1599 HX Base Yr



45551 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	202,478
TOTAL MARKET OB/XF VALUE	4,505
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	246,983
SOH/AGL Deduction	27,388
ASSESSED VALUE	219,595
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	219,595
TOTAL JUST VALUE	246,983
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,902

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3995	NEW CONSTR	165,000	12/25/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2276/1701	5/24/2019	QC	U	I	11	100
GRANTOR: WHITE LUCAS M & EMILY						
GRANTEE: WHITE LUCAS						
2042/0746	4/25/2016	SW	Q	I	01	136,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: WHITE LUCAS M & EMI						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W30 S35 FGR=[YR=2016] S20 E21 N5 FOP=[YR=2016] E7 N2 W1 N8 W6 S10$ N15 W21$ E21 S5 E6 S8 E13 N48 W10$ E10 N7$.

EXTRA FEATURES

L N	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	0810	CONCRETE A	0	0	0	0	722.00	SF	6.50	6.50	100	2016	2016	3	96	4,505	

LAND DESCRIPTION

TOTAL OB/XF 4,505

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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		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