

ABSHIER NATALIE
45537 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2024

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 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

1,705

100

1,705

192,905

FGR

400

55

220

24,891

FOP

20

30

6

679

PTO

70

5

4

453

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

1,935

122.7842

116.64

225,698

2016

2016

0

0

0

3.00

97.00

1 SINGLE FAM - 0% - 2023

Heated Area: 1705

HX Base Yr

VALUATION BY

Tax Group: 1

Tax Dist:

STANDARD

BUILDING MARKET VALUE

218,927

TOTAL MARKET OB/XF VALUE

4,268

TOTAL LAND VALUE - MARKET

40,000

TOTAL MARKET VALUE

263,195

SOH/AGL Deduction

0

ASSESSED VALUE

263,195

TOTAL EXEMPTION VALUE

0

BASE TAXABLE VALUE

263,195

TOTAL JUST VALUE

263,195

NCON VALUE

7,488

INCOME VALUE

PREVIOUS YEAR MKT VALUE

246,220

PERMIT NUM

DESCRIPTION

AMT

ISSUED

4015

NEW CONSTR

0

02/01/2016

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

2627/1662

3/23/2023

WD

Q

I

01

285,000

GRANTOR: OPENDOOR PROPERTY TRU

GRANTEE: ABSHIER NATALIE

2547/1650

3/15/2022

WD

U

I

37

296,800

GRANTOR: OVERTURF MICHAEL M &

GRANTEE: OPENDOOR PROPERTY T

BUILDING NOTES

PT0=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N4 FOP=[YR=2016] E5 N4 W5 S4\$ N16 W20\$ E20 S12 E5 S8 E14 N55 W10\$ E10 N7\$.

LAND DESCRIPTION

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

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