

LOT 125
IN OR 2123/999
AMHURST OAKS PB 7/180

COLDWATER MICHAEL ANDY/SIMMONS KRISTA ALISE
45449 INGLEHAM CIR
CALLAHAN, FL 32011

2024

51-2N-25-015A-0125-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
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	1,497	100	1,497	166,084
FGR	431	55	237	26,294
FOP	16	30	5	554
PTO	143	5	7	776
TOTALS	2,087		1,746	193,709

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	0 100	L W	0 0	UNITS	719.00	UT	5.20	Adj R	ADJ UNIT PRICE	5.20	ORIG COND	100	YEAR ON	2007	YEAR ACTUAL	2007	Q	3	% COND	88	OB/XF MKT VALUE	3,290	NOTES
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C

MARKET ADJUSTMENTS																									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND													
0100	01	1,746	126.3900	120.07	209,642	2007	2007	0	0	0	7.60	92.40													
1 SINGLE FAM - 100% - 2021																									
Heated Area: 1497																									
HX Base Yr 2021																									
45449 INGLEHAM CIR, CALLAHAN																									
<table><tr><td>BLD DATE</td><td>10/17/2007</td><td>DJ</td><td>LGL DATE</td></tr><tr><td>XF DATE</td><td></td><td></td><td>LAND DATE</td></tr><tr><td>INC DATE</td><td></td><td></td><td>AG DATE</td></tr></table>														BLD DATE	10/17/2007	DJ	LGL DATE	XF DATE			LAND DATE	INC DATE			AG DATE
BLD DATE	10/17/2007	DJ	LGL DATE																						
XF DATE			LAND DATE																						
INC DATE			AG DATE																						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 1			Tax Dist:
BUILDING MARKET VALUE			193,709
TOTAL MARKET OB/XF VALUE			3,290
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			236,999
SOH/AGL Deduction			63,734
ASSESSED VALUE			173,265
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			123,265
TOTAL JUST VALUE			236,999
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			228,353

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3088	NEW CONSTR	96,924	07/03/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2123/0999	4/17/2017	SW	Q	I	02	142,000
GRANTOR: RESIDENTIAL CREDIT OP						
GRANTEE: COLDWATER MICHAEL A						
2105/1071	12/29/2016	QC	U	I	11	69,500
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: RESIDENTIAL CREDIT						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2007] W22 PTO=[YR=2007] N11 W13 S11 E13\$ W20 S26		
FGR=[YR=2007] S22 E19 N4 FOP=[YR=2007] E4 N4 W4 S4\$ N19 W13		
S1 W6\$ E6 N1 E13 S15 E4 S4 E6 S1 E8 N1 E5 N25 E2 N6 W2 N13\$.		

TOTAL OB/XF													
3,290													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0006	RL	0.00	0.00	1.00	LT		1.00	1.00