LOT 129
IN OR 1521/1409
AMHURST OAKS PB 7/180

PURVIS BETSEY D/PURVIS WILLIAM B
45349 INGLEHAM CIR
CALLAHAN, FL 32011

2024

51-2N-25-015A-0129-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

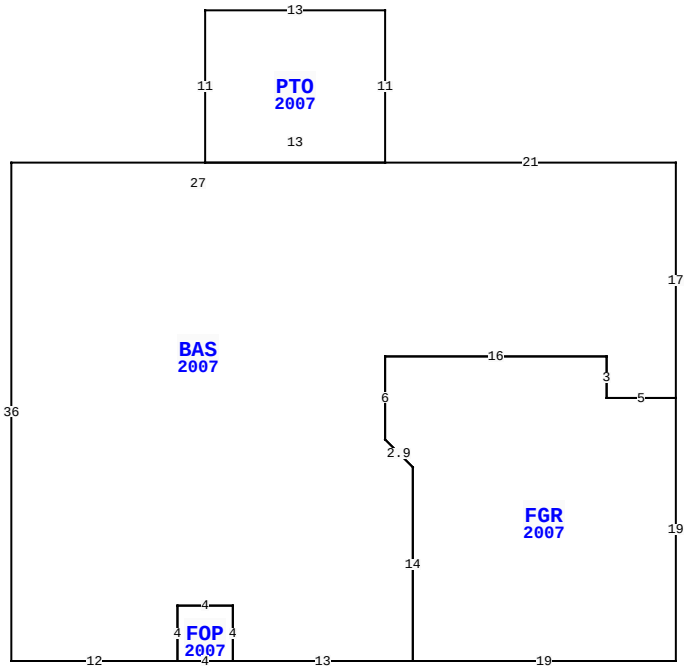
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,295	100	1,295	146,162
FGR	417	55	229	25,846
FOP	16	30	5	565
PTO	143	5	7	790
TOTALS	1,871		1,536	173,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,536	128.5812	122.15	187,622	2007	2007	0	0	0	7.60	92.40

1 SINGLE FAM – 50% - 2008 Heated Area: 1295 HX Base Yr 2008



45349 INGLEHAM CIR, CALLAHAN

BLD DATE	08/23/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		173,363
TOTAL MARKET OB/XF VALUE		3,610
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		216,973
SOH/AGL Deduction		65,156
ASSESSED VALUE		151,817
TOTAL EXEMPTION VALUE	HA HAB	30,738
BASE TAXABLE VALUE		121,079
TOTAL JUST VALUE		216,973
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3032	NEW CONSTR	90,000	04/12/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1521/1409	8/27/2007	WD	Q	I		142,500
GRANTOR: TOUSA HOMES INC						
GRANTEE: PURVIS BETSEY D & W						
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] W21 PTO=[YR=2007] N11 W13 S11 E13$ W27 S36 E12
FOP=[YR=2007] E4 N4 W4 S4$ N4 E4 S4 E13 FGR=[YR=2007] E19
N19 W5 N3 W16 S6 D2 R2 S14$ N14 U2 L2 N6 E16 S3 E5 N17$.

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	50	0	0	789.00	SF	5.20	5.20	100	2007	2007	3	88	3,610	

LAND DESCRIPTION

TOTAL OB/XF 3,610

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	50	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