

LOT 135
IN OR 2050/941
AMHURST OAKS PB 7/180

MCKELLAR MICHAEL/AUKENS KATHERINE E
45277 INGLEHAM CIR
CALLAHAN, FL 32011

2024

51-2N-25-015A-0135-0000



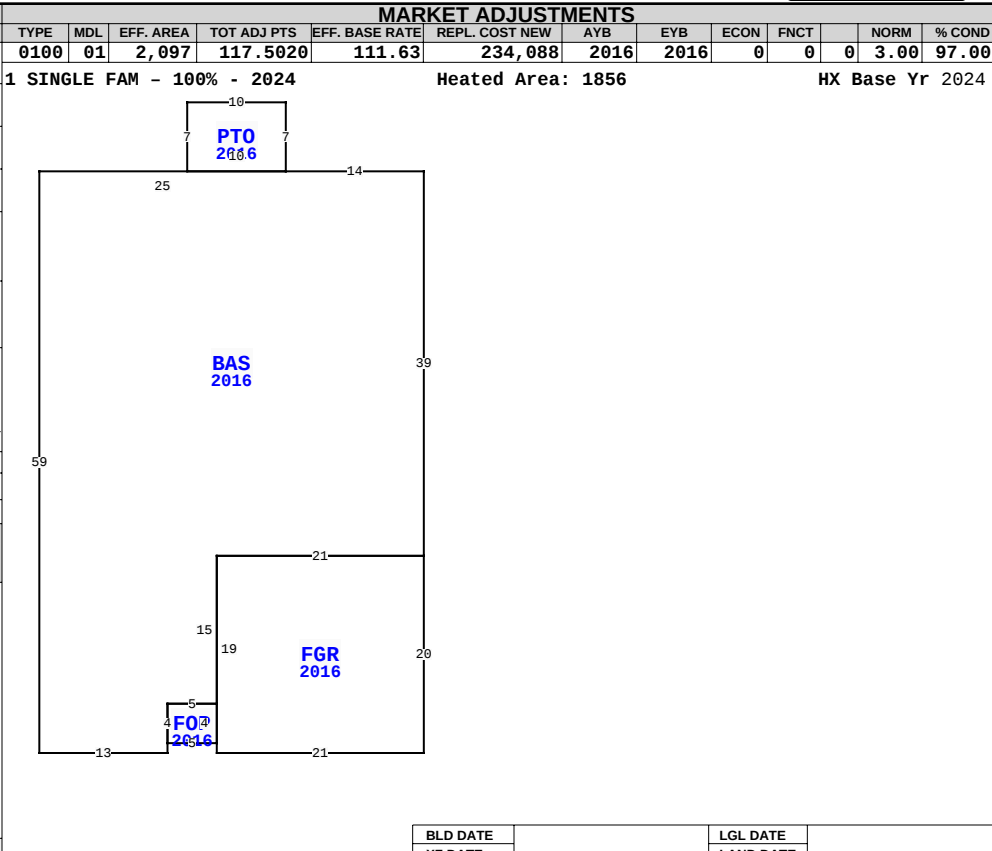
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,856	100	1,856	200,969
FGR	420	55	231	25,013
FOP	20	30	6	650
PTO	70	5	4	434
TOTALS	2,366		2,097	227,065

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	713.00	SF	6.50	6.50	
2	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100		RL	0.00	0.00	1.00	LT	



45277 INGLEHAM CIR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		227,065	
TOTAL MARKET OB/XF VALUE		8,596	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		275,661	
SOH/AGL Deduction		0	
ASSESSED VALUE		275,661	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		225,661	
TOTAL JUST VALUE		275,661	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,556	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4012	NEW CONSTR	0	02/16/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2050/0941	5/31/2016	SW	Q	I	01
					SALE PRICE
					148,000
GRANTOR: D R HORTON INC JACKSO					
GRANTEE: MCKELLAR MICHAEL &					
2027/0801	2/04/2016	SW	U	V	30
GRANTOR: SLV AMHURST OAKS LLC					
GRANTEE: D R HORTON INC JACK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10\$ W25 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19\$ N4 W5 S4\$ N4 E5 N15 E21 N39\$.											