

LOT 61
IN OR 2023/1643
AMHURST OAKS PB 7/180

JONES CARLOS A & DAYSIA G CRUZ
45578 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0061-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS													NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1															
Exterior Wall	10	ABOVE AVG 100	0100	01	2,097	117.5020	117.50	246,398	2015	2015	0	0	0	4.00	96.00	VALUATION SUMMARY															
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2017													Heated Area: 1856															
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017															
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,856	100	2015	1,856	209,357																										
FGR	420	55	2015	231	26,057																										
FOP	20	30	2015	6	677																										
PTO	70	5	2015	4	451																										
TOTALS			2,366		2,097	236,542																									
EXTRA FEATURES						45578 INGLEHAM CIR, CALLAHAN																									
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	100	0	0	705.00	SF	6.50	6.50	100	2015	2015	3	95	4,353															
2	0476	VF 6 SBPL	0	100	0	0	150.00	LF	32.00	32.00	100	2016	2016	3	89	4,272															
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2016	2016	3	89	267															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	000100	C	RES	100		RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000														
REVIEW DATE 01/06/2023 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS																															