LOT 72
IN OR 2106/1577
AMHURST OAKS PB 7/180

SHAW ZACHARY LEWIS
45056 4TH AVENUE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0072-0000

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 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

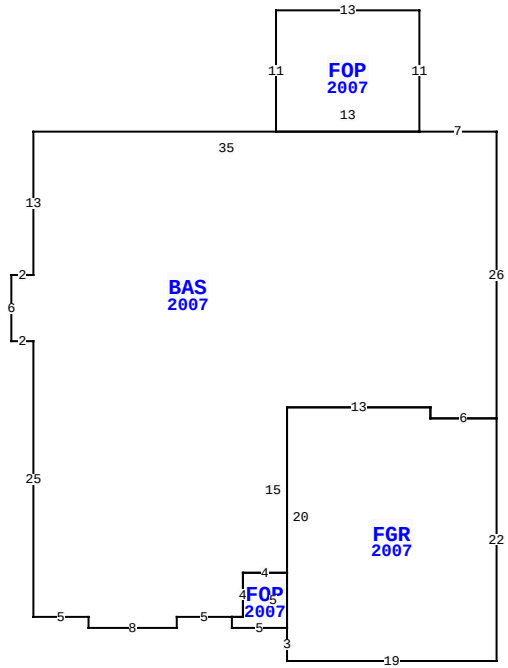
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	2007	1,497	173,880
FGR	431	55	2007	237	27,528
FOP	21	30	2007	6	697
FOP	143	30	2007	43	4,995
TOTALS	2,092			1,783	207,099

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	126.3900	126.39	225,353	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 0% - 0 Heated Area: 1497 HX Base Yr



45436 INGLEHAM CIR, CALLAHAN

BLD DATE	10/17/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	207,099
TOTAL MARKET OB/XF VALUE	3,203
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	250,302
SOH/AGL Deduction	13,949
ASSESSED VALUE	236,353
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	236,353
TOTAL JUST VALUE	250,302
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3099	NEW CONSTR	95,997	07/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2106/1577	3/09/2017	SW	U	I	12	117,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: SHAW ZACHARY LEWIS						
2090/1495	12/27/2016	CT	U	I	18	115,100
GRANTOR: CLERK OF COURT						
GRANTEE: LSF9 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 FOP=[YR=2007] N11 W13 S11 E13$ W35 S13 W2 S6 E2 S25 E5 S1 E8 N1 E5 FOP=[YR=2007] S1 E5 FGR=[YR=2007] S3 E19 N22 W6 N1 W13 S20$ N5 W4 S4 W1$ E1 N4 E4 N15 E13 S1 E6 N26$.

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	0	0	0	708.00	SF	5.20	5.20	100	2007	2007	3	87	3,203	

LAND DESCRIPTION

TOTAL OB/XF 3,203

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	RES	0	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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS