LOT 83
AMHURST OAKS PB 7/180

RICHARDS HAROLD R JR
PSC 476 BOX 3865
FPO, AP 96322

2025

51-2N-25-015A-0083-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

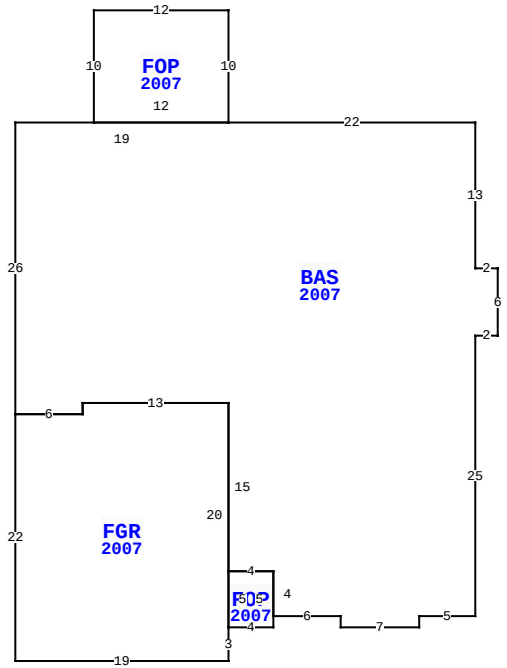
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,452	100	2007	1,452	170,469
FGR	431	55	2007	237	27,824
FOP	20	30	2007	6	704
FOP	120	30	2007	36	4,227
TOTALS	2,023			1,731	203,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,731	127.8200	127.82	221,256	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2020 Heated Area: 1452 HX Base Yr 2020



45336 INGLEHAM CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		203,224
TOTAL MARKET OB/XF VALUE		3,248
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		246,472
SOH/AGL Deduction		77,599
ASSESSED VALUE		168,873
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,151
TOTAL JUST VALUE		246,472
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,401

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3074	NEW CONSTR	102,396	06/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/1931	3/22/2019	WD	Q	I	01	187,900
GRANTOR: TEW KARI						
GRANTEE: RICHARDS HAROLD R J						
1987/1812	5/12/2015	SW	U	I	12	113,000
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: TEW KARI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] N10 W12 S10 E12$ W19 S26
FGR=[YR=2007] S22 E19 N3 FOP=[YR=2007] E4 N5 W4 S5$ N20 W13
S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E7 N1 E5 N25 E2 N6 W2 N13$.

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	100	0	0	718.00	SF	5.20	5.20	100	2007	2007	3	87	3,248	

LAND DESCRIPTION

TOTAL OB/XF 3,248

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	100	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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS