

LOT 99
IN OR 1521/391
AMHURST OAKS PB 7/180

LANGFORD LONNY
45164 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0099-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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	1,300	100	2007	1,300	155,274
FGR	412	55	2007	227	27,113
FOP	106	30	2007	32	3,822
FOP	120	30	2007	36	4,299

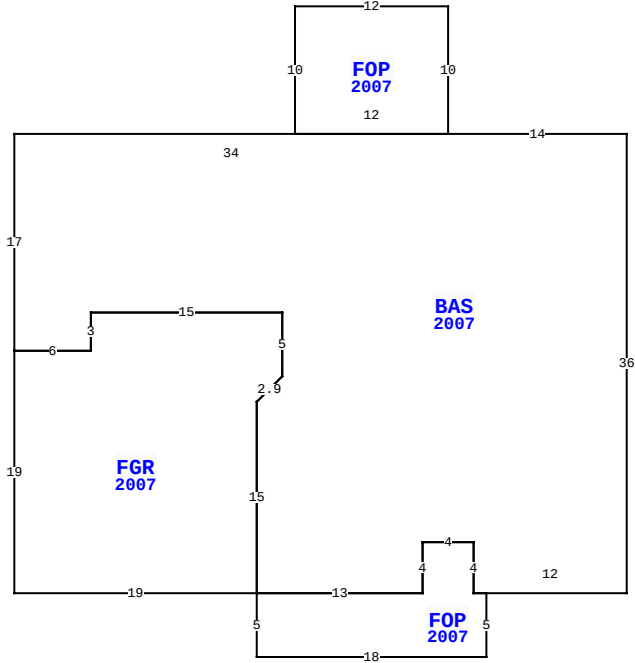
TOTALS	1,938			1,595	190,510
--------	-------	--	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	757.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	87.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
4	1242	WD DECK A	1	100	0	0	175.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	RL	0.00	0.00	1.00	LT	1.00

REVIEW DATE	01/06/2023	BY	KWA
-------------	------------	----	-----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,595	130.0398	130.04	207,414	2007	2007	0	0	8.15	91.85
1 SINGLE FAM - 100% - 2008						Heated Area: 1300			HX Base Yr 2008		



45164 INGLEHAM CIR, CALLAHAN

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

TOTAL OB/XF											
7,181											

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0006	RL	0.00	0.00	1.00	LT	1.00	1.00	1.00	1.00	40,000.00	40,000.00	40,000

Total Acres:	0.00	Total Land Value:	40,000	Market:	0	Agricultural:	0
--------------	------	-------------------	--------	---------	---	---------------	---

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											1

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		190,510
TOTAL MARKET OB/XF VALUE		7,181
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		237,691
SOH/AGL Deduction		114,686
ASSESSED VALUE		123,005
TOTAL EXEMPTION VALUE		50,722
BASE TAXABLE VALUE		72,283
TOTAL JUST VALUE		237,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,354

MISC STRG= NV: 10/23KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3041	NEW CONSTR	0	07/09/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1521/0391	8/23/2007	WD	Q	I	

GRANTOR: TOUSA HOMES INC					
GRANTEE: LANGFORD LONNY					
1438/1860	8/23/2006	WD	U	V	19
GRANTOR: AMHURST OAKS LLC					
GRANTEE: TOUSA HOMES INC					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2007] W14 FOP=[YR=2007] N10 W12 S10 E12\$ W34 S17					
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6\$ E6 N3 E15 S5					
D2 L2 S15 FOP=[YR=2007] S5 E18 N5 W1 N4 W4 S4 W13\$ E13 N4					
E4 S4 E12 N36\$.					