LOT 108
AMHURST OAKS PB 7/180

YAMASA CO LTD
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

51-2N-25-015A-0108-0000

NASSAU COUNTY PROPERTY

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 80
Interior Floo	11	CLAY TILE 20
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

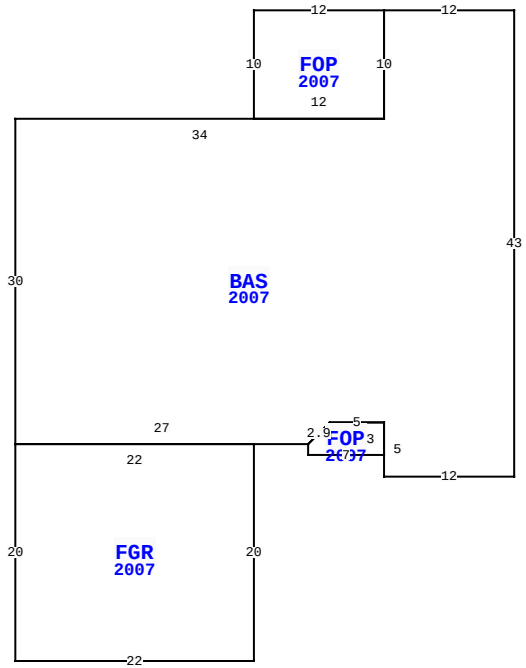
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,524	100	2007	1,524	173,662
FGR	440	55	2007	242	27,576
FOP	19	30	2007	6	684
FOP	120	30	2007	36	4,102
TOTALS	2,103			1,808	206,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,808	123.8600	123.86	223,939	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1524 HX Base Yr



45062 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	206,024
TOTAL MARKET OB/XF VALUE	3,212
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	249,236
SOH/AGL Deduction	0
ASSESSED VALUE	249,236
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,236
TOTAL JUST VALUE	249,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	240,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2987	CO ISSUED	0	06/28/2007
B2987	NEW CONSTR	111,504	11/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/1253	12/30/2023	WD	Q	I	01	295,000
GRANTOR: GRAY KRISTY N PETTY &						
GRANTEE: YAMASA CO LTD						
1481/0993	2/27/2007	WD	Q	I		190,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: PETTY KRISTY N & MA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] W12 S10 E12 N10$ S10 W34 S30 FGR=[YR=2007] S20 E22 N20 W22$ E27 FOP=[YR=2007] S1 E7 N3 W5 D2 L2 $ U2 R2 E5 S5 E12 N43$.

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	710.00	SF	5.20	5.20	100	2007	2007	3	87	3,212	

LAND DESCRIPTION

TOTAL OB/XF 3,212

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS