LOT 109
IN OR 1532/1929
AMHURST OAKS PB 7/180

GEISER TERRY JR
45052 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0109-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

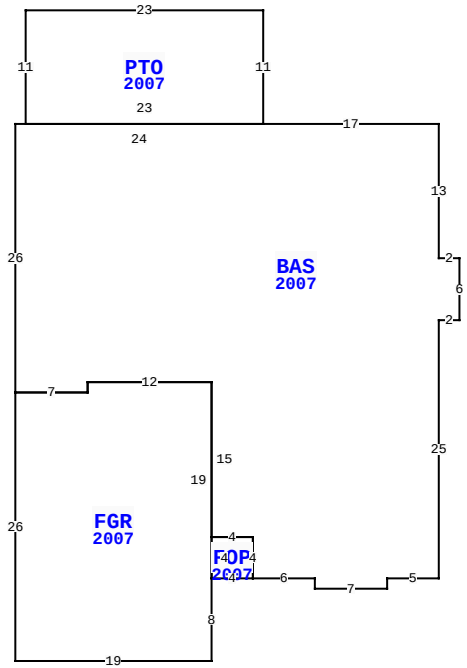
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,453	100	2007	1,453	168,770
FGR	506	55	2007	278	32,290
FOP	16	30	2007	5	581
PTO	253	5	2007	13	1,510
TOTALS	2,228			1,749	203,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,749	126.3900	126.39	221,056	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2008 Heated Area: 1453 HX Base Yr 2008



45052 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		203,150
TOTAL MARKET OB/XF VALUE		2,904
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		246,054
SOH/AGL Deduction		120,697
ASSESSED VALUE		125,357
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,635
TOTAL JUST VALUE		246,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3087	NEW CONSTR	98,139	07/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1532/1929	10/30/2007	WD	Q	I		168,200
GRANTOR: TOUSA HOMES INC						
GRANTEE: GEISER TERRY JR						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 PTO=[YR=2007] N11 W23 S11 E23$ W24 S26
FGR=[YR=2007] S26 E19 N8 FOP=[YR=2007] E4 N4 W4 S4$ N19 W12
S1 W7$ E7 N1 E12 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	642.00	SF	5.20	5.20	100	2007	2007	3	87	2,904	

LAND DESCRIPTION

TOTAL OB/XF 2,904

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