LOT 114
IN OR 1547/1354
AMHURST OAKS PB 7/180

LONG MARY L & DONALD
P O BOX 562
CALLAHAN, FL 32011

**2025**

**51-2N-25-015A-0114-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

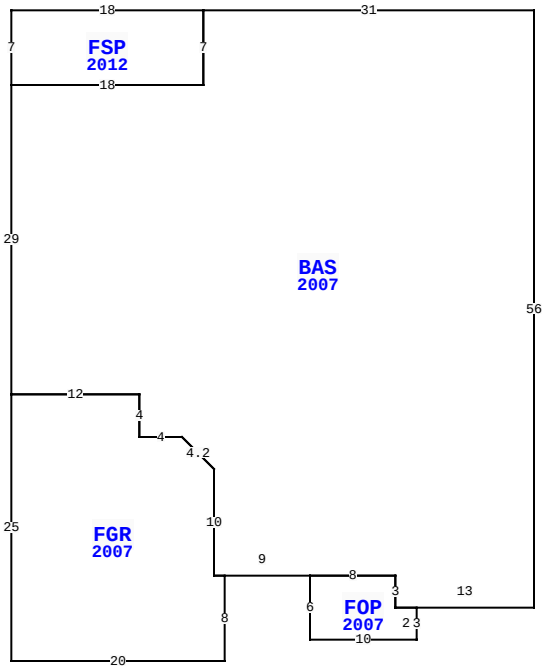
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 2,220 | 100 | 2007 | 2,220 | 238,795 |
| FGR | 451 | 55 | 2007 | 248 | 26,676 |
| FOP | 54 | 30 | 2007 | 16 | 1,721 |
| FSP | 126 | 40 | 2012 | 50 | 5,379 |
| TOTALS | 2,851 | | | 2,534 | 272,571 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,534 | 117.1104 | 117.11 | 296,757 | 2007 | 2007 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 100% - 2009 Heated Area: 2220 HX Base Yr 2009




45589 INGLEHAM CIR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | 12/11/2007 DJ | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 1 | Tax Dist: | |
| BUILDING MARKET VALUE | | 272,571 |
| TOTAL MARKET OB/XF VALUE | | 8,717 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 321,288 |
| SOH/AGL Deduction | | 155,641 |
| ASSESSED VALUE | | 165,647 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 114,925 |
| TOTAL JUST VALUE | | 321,288 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 309,193 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3119 | NEW CONSTR | 127,974 | 09/05/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1547/1354 | 1/24/2008 | WD | Q | I | | 213,000 |
| GRANTOR: TOUSA HOMES INC | | | | | | |
| GRANTEE: LONG MARY L & DONAL | | | | | | |
| 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] W31 FSP=[YR=2012] W18 S7 E18 N7$ S7 W18 S29 FGR=[YR=2007] S25 E20 N8 W1 N10 U3 L3 W4 N4 W12$ E12 S4E4 D3 R3 S10 E9 FOP=[YR=2007] S6 E10 N3 W2 N3 W8$ E8 S3 E13 N56$.

## 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 | 774.00 | SF | 5.20 | 5.20 | 100 | 2007 | 2007 | 3 | 87 | 3,502 | |
| 2 | 0504 | FP-ELECTRI | 0 | 100 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 2007 | 2007 | 3 | 90 | 1,800 | |
| 3 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 116.00 | LF | 32.00 | 32.00 | 100 | 2018 | 2018 | 3 | 92 | 3,415 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,717

| 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