LOT 120
IN OR 2049/1047
AMHURST OAKS PB 7/180

HOEPKER TYLER J & LAUREN R
45501 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0120-0000

BUILDING CHARACTERISTICS

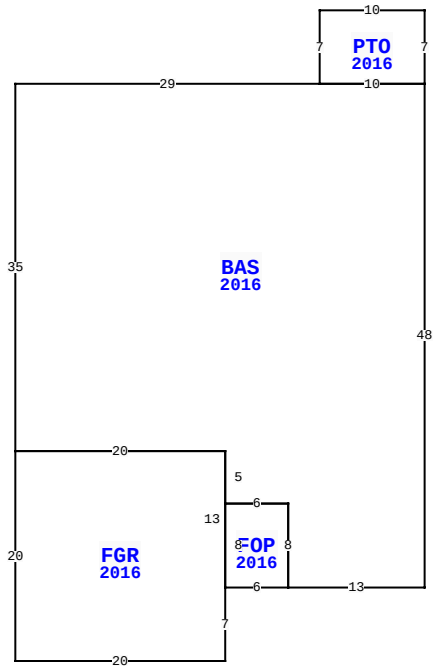
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,564	100	2016	1,564	182,620
FGR	400	55	2016	220	25,688
FOP	48	30	2016	14	1,635
PTO	70	5	2016	4	467
TOTALS	2,082			1,802	210,411

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,802	121.0000	121.00	218,042	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1564 HX Base Yr 2017



45501 INGLEHAM CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		210,411
TOTAL MARKET OB/XF VALUE		4,434
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		254,845
SOH/AGL Deduction		113,976
ASSESSED VALUE		140,869
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		85,147
TOTAL JUST VALUE		254,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4007	NEW CONSTR	0	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/1047	5/27/2016	SW	Q	I	01	134,500
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: HOEPKER TYLER J & L						
2023/1193	1/14/2016	SW	U	V	30	100,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC-JACK						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N7 FOP=[YR=2016] E6 N8 W6 S8$ N13 W20$ E20 S5 E6 S8 E13 N48 W10$ E10 N7$.

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	0810	CONCRETE A	0	100	0	0	718.00	SF	6.50	6.50	100	2016	2016	3	95	4,434	

LAND DESCRIPTION

TOTAL OB/XF 4,434

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		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