



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1									
Exterior Wall	10	ABOVE AVG 100	0100	01	1,961	117.5020	106.05	207,964	2015	2015	0	0	3.00	97.00	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2022												STANDARD									
Roof Cover	03	COMP SHNGL 100	Heated Area: 1711												Tax Group: 1									
Interior Wall	05	DRYWALL 100	HX Base Yr 2022												Tax Dist:									
Interior Floo	14	CARPET 60													BUILDING MARKET VALUE									
Interior Floo	08	SHT VINYL 40													TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100													TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100													TOTAL MARKET VALUE									
Bedrooms	3	100													SOH/AGL Deduction									
Bathrooms	2	100													ASSESSED VALUE									
Frame	02	WOOD FRAME 100													TOTAL EXEMPTION VALUE									
Stories	1.	1. 100													BASE TAXABLE VALUE									
Units	0	100													TOTAL JUST VALUE									
Occupancy	00	NONE 100													NCON VALUE									
Quality		05	Quality Level 05		INCOME VALUE																			
DOR CODE		0100	SINGLE FAMILY		PREVIOUS YEAR MKT VALUE																			
MAP NUM			MKT AREA		07																			
NEIGHBORHOOD/LOC		7003.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																				
BAS	1,711	100	1,711	176,008																				
FGR	420	55	231	23,763																				
FOP	49	30	15	1,543																				
PTO	70	5	4	411																				
TOTALS	2,250		1,961	201,725																				
EXTRA FEATURES					45534 INGLEHAM CIR, CALLAHAN																			
L N	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	802.00	SF	6.50	6.50	100	2015	2015	3	96	5,004										
BLD DATE																								
XF DATE																								
INC DATE																								
LGL DATE																								
LAND DATE																								
AG DATE																								
BUILDING NOTES																								
BUILDING DIMENSIONS																								
BAS=[YR=2015] W24 PT0=[YR=2015] N7 W10 S7 E10\$ W14 S57 E11 FOP=[YR=2015] S2 E7 N2 FGR=[YR=2015] E20 N20 W21 S20 E1\$ W1 N7 W5 S7 W1\$ E1 N7 E5 N13 E21 N37\$.																								
LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							
REVIEW DATE 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/02/2023 BY SYS																								