

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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 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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	140,142
FGR	412	55	227	24,471
FOP	106	30	32	3,449
FOP	143	30	43	4,636
TOTALS	1,961		1,602	172,697

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	1	100	0	0	100.00	LF	32.00	32.00	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,602	128.5812	116.04	185,896	2007	2007	0	0	7.10	92.90
1 SINGLE FAM - 100% - 2021						Heated Area: 1300			HX Base Yr 2021		

45394 INGLEHAM CIR, CALLAHAN				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
850.00	SF	5.20	5.20	100	2007	2007	3	89	3,934	
100.00	LF	32.00	32.00	100	2023	2020		98	3,136	
1.00	UT	300.00	300.00	100	2023	2020		98	294	

TOTAL OB/XF											
7,364											

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		172,697	
TOTAL MARKET OB/XF VALUE		7,364	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		220,061	
SOH/AGL Deduction		64,109	
ASSESSED VALUE		155,952	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		105,952	
TOTAL JUST VALUE		220,061	
NCON VALUE		3,430	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		186,206	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3999	NEW CONSTR	90,000	04/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1457	10/26/2020	WD	Q	I	01	215,000
GRANTOR: JONES JIMMY & EMILY						
GRANTEE: WOODS JUSTINA M						
2232/0757	10/22/2018	WD	Q	I	02	172,000
GRANTOR: STEWART DANIEL & DANI						
GRANTEE: JONES JIMMY & EMILY						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W24 FOP=[YR=2007] N11 W13 S11 E13\$ W24 S36 E11 FOP=[YR=2007] S5 E18 N5 W13 N4 W4 S4 W1\$ E1 N4 E4 S4 E13 FGR=[YR=2007] E19 N19 W6 N3 W15 S5 D2 R2 S15\$ N15 U2 L2 N5 E15 S3 E6 N17\$.											