



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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
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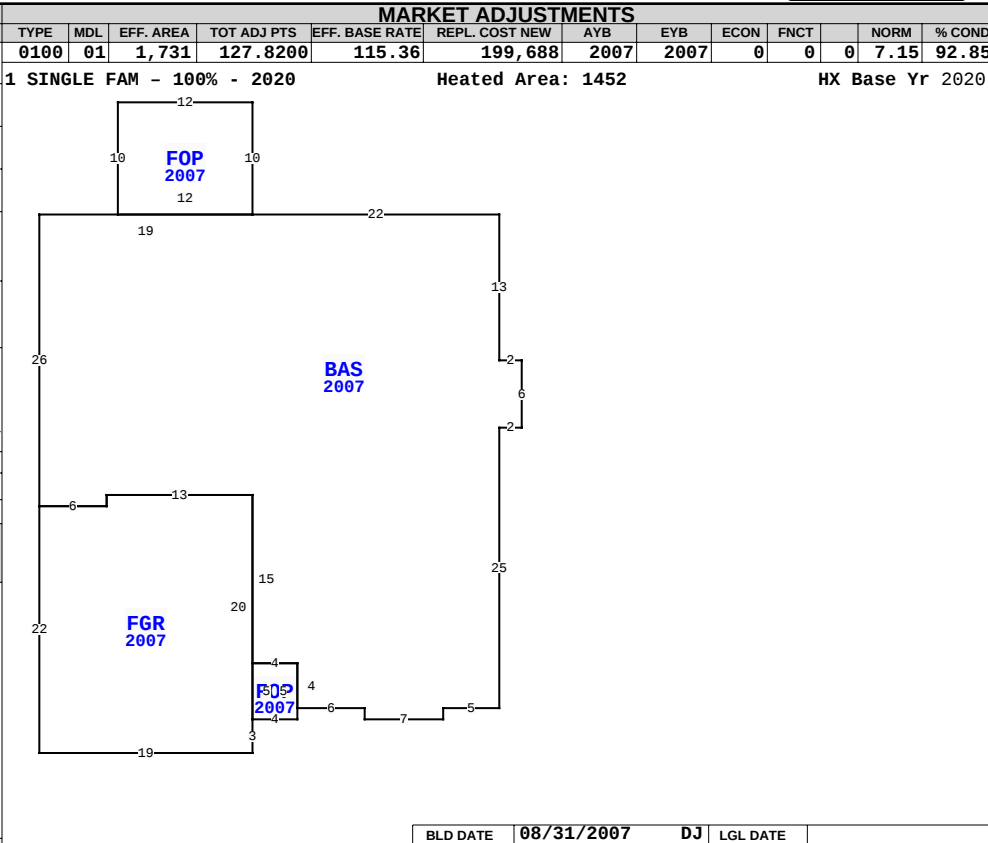
NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,452	100	1,452	155,527
FGR	431	55	237	25,385
FOP	20	30	6	643
FOP	120	30	36	3,856
TOTALS	2,023		1,731	185,410

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0811	CONCRETE B	BLD CAP	0 100	L W	0 0	UNITS	718.00	UT	Adj R	5.20	ADJ UNIT PRICE	5.20	ORIG COND	100	YEAR ON	2007	YEAR ACTUAL	2007	Q	3	% COND	89	OB/XF MKT VALUE	3,323	NOTES
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LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



45336 INGLEHAM CIR, CALLAHAN					XF DATE INC DATE					LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
718.00	SF	5.20	5.20	100	2007	2007	3	89	3,323		
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		185,410	
TOTAL MARKET OB/XF VALUE		3,323	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		228,733	
SOH/AGL Deduction		69,399	
ASSESSED VALUE		159,334	
TOTAL EXEMPTION VALUE		HX HB XM	
BASE TAXABLE VALUE		109,334	
TOTAL JUST VALUE		228,733	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,522	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3074	NEW CONSTR	102,396	06/25/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2265/1931	3/22/2019	WD	Q	I	01	187,900
GRANTOR: TEW KARI						
GRANTEE: RICHARDS HAROLD R J						
1987/1812	5/12/2015	SW	U	I	12	113,000
GRANTOR: JPMORGAN CHASE BANK N						
GRANTEE: TEW KARI						

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2007] W22 FOP=[YR=2007] N10 W12 S10 E12\$ W19 S26		
FGR=[YR=2007] S22 E19 N3 FOP=[YR=2007] E4 N5 W4 S5\$ N20 W13		
S1 W6\$ E6 N1 E13 S15 E4 S4 E6 S1 E7 N1 E5 N25 E2 N6 W2 N13\$.		