



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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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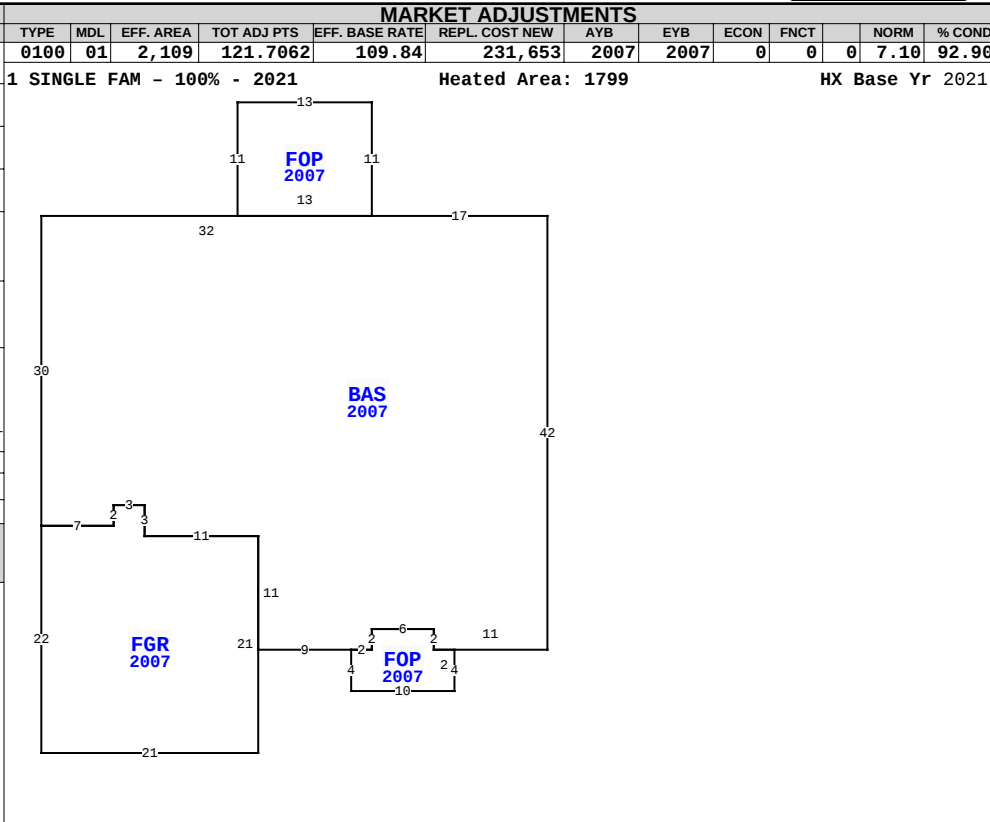
NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1,799	183,572
FGR	457	55	251	25,613
FOP	52	30	16	1,632
FOP	143	30	43	4,388

TOTALS	2,451		2,109	215,206
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	698.00	SF	5.20
2	0476	VF 6 SBPL	0	100	0	0	71.00	LF	32.00
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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



45152 INGLEHAM CIR, CALLAHAN	BLD DATE 10/17/2007	DJ	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

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	0811	CONCRETE B	0	100	0	0	698.00	SF	5.20	5.20	100	2007	2007	3	89	3,230	
2	0476	VF 6 SBPL	0	100	0	0	71.00	LF	32.00	32.00	100	2007	2007	3	74	1,681	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2007	2007	3	74	222	

TOTAL OB/XF													5,133	
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA		
06	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00			

NASSAU COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				215,206	
TOTAL MARKET OB/XF VALUE				5,133	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				260,339	
SOH/AGL Deduction				67,198	
ASSESSED VALUE				193,141	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				143,141	
TOTAL JUST VALUE				260,339	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				222,466	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3077	NEW CONSTR	116,052	06/25/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/0535	9/25/2020	WD	Q	I	01	222,900
GRANTOR: HAUGH RYAN A & DEVIN						
GRANTEE: THRIFT ROBERT III						
1531/0727	10/19/2007	WD	Q	I		194,600
GRANTOR: TOUSA HOMES INC						
GRANTEE: HAUGH RYAN A & DEVI						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W17 FOP=[YR=2007] N11 W13 S11 E13\$ W32 S30 FGR=[YR=2007] S22 E21 N21 W11 N3 W3 S2 W7\$ E7 N2 E3 S3 E11 S11 E9 FOP=[YR=2007] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E11 N42\$.									