

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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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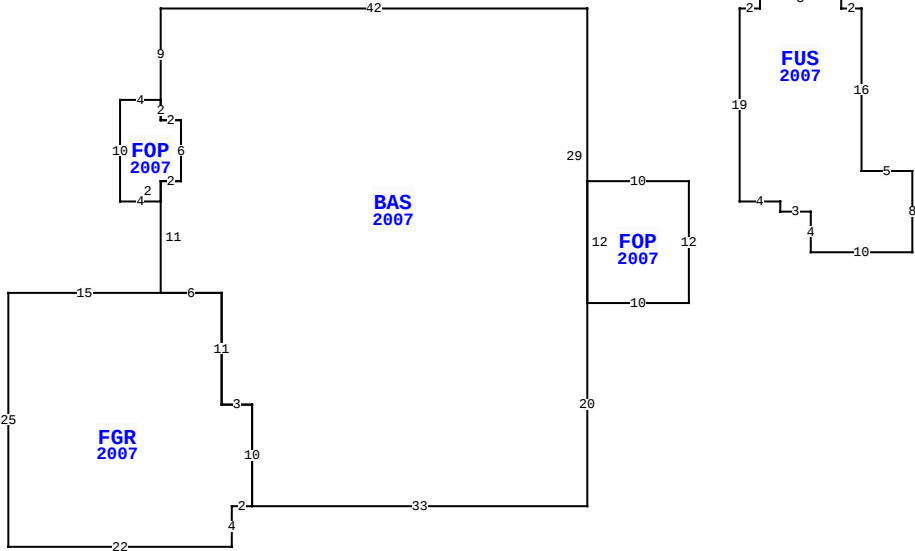
NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	192,158
FGR	559	55	307	31,213
FOP	52	30	16	1,627
FOP	120	30	36	3,660
FUS	304	100	304	30,908

TOTALS	2,925		2,553	259,566
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	0	0	0	
2	0476	VF 6 SBPL	0	0	0	0	
3	0470	VNYL GATE	0	0	0	0	

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D								
1	000100	C	SFR	0	000								

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,553	121.3344	109.50	279,554	2007	2007	0	0	0	7.15	92.85	
1 SINGLE FAM - 0% - 2023													
Heated Area: 2194													
HX Base Yr													
													

45135 INGLEHAM CIR, CALLAHAN

BLD DATE	
XF DATE	
INC DATE	

LGL DATE	
LAND DATE	
AG DATE	

NASSAU COUNTY PROPERTY													
VALUATION SUMMARY													
PAGE 1 of 1													
VALUATION BY													
STANDARD													
Tax Group: 1													
Tax Dist:													
BUILDING MARKET VALUE													
259,566													
TOTAL MARKET OB/XF VALUE													
6,459													
TOTAL LAND VALUE - MARKET													
40,000													
TOTAL MARKET VALUE													
306,025													
SOH/AGL Deduction													
0													
ASSESSED VALUE													
306,025													
TOTAL EXEMPTION VALUE													
0													
BASE TAXABLE VALUE													
306,025													
TOTAL JUST VALUE													
306,025													
NCON VALUE													
0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE													
265,114													

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4613E	ELEC OTHER	0	10/21/2022
3067	NEW CONSTR	136,332	05/23/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2577/1198	7/12/2022	WD	Q	I	01	349,900			
GRANTOR: WRIGHT BILLY W JR									
GRANTEE: AMBRALLY NESSA									
1527/0420	9/26/2007	WD	Q	I		240,200			
GRANTOR: TOUSA HOMES INC									
GRANTEE: WRIGHT BILLY W JR									

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2007] W42 S9 FOP=[YR=2007] W4 S10 E4 N2 E2 N6 W2 N2\$ S2 E2 S6 W2 S11 FGR=[YR=2007] W15 S25 E22 N4 E2 N10 W3 N11 W6\$ E6 S11 E3 S10 E33 N20 FOP=[YR=2007] E10 N12 W10 S12\$ N29\$ PTR=E15 FUS=[YR=2007] E2 N1 E8 S1 E2 S16 E5 S8 W10 N4 W3 N1 W4 N19\$ W15\$.													