



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
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

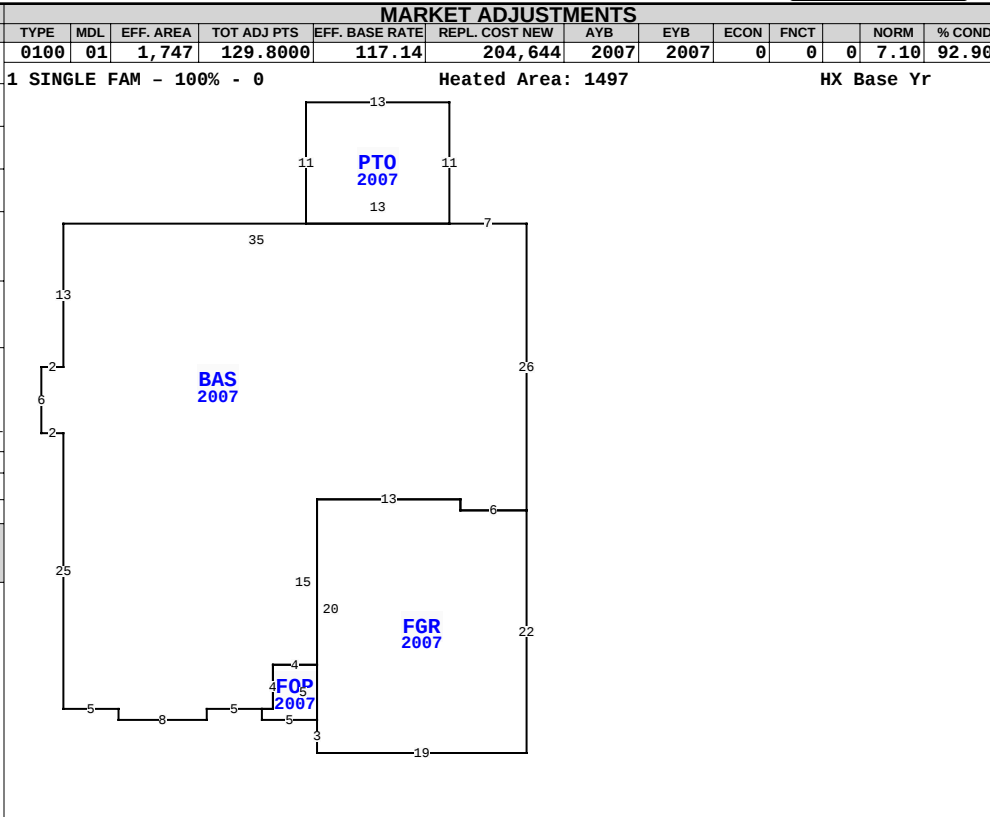
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1,497	162,909
FGR	431	55	237	25,791
FOP	21	30	6	653
PTO	143	5	7	762

TOTALS	2,092	1,747	190,114
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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	706.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	1076	TRELLIS A	0	100	11	13	143.00	SF	7.50	7.50	

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	



45337 INGLEHAM CIR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
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1	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	190,114		
TOTAL MARKET OB/XF VALUE	7,356		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	237,470		
SOH/AGL Deduction	108,765		
ASSESSED VALUE	128,705		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	78,705		
TOTAL JUST VALUE	237,470		
NCON VALUE	869		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	199,836		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3096	NEW CONSTR	102,960	07/19/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2629/0010	3/28/2023	WD	Q	I	02
					SALE PRICE
					295,000
GRANTOR: HOLTON ALEXIS CLARK &					
GRANTEE: PETTEWAY MARVIN R J					
2035/1627	3/10/2016	SW	U	I	18
					106,600
GRANTOR: SECRETARY OF HOUSING					
GRANTEE: HOLTON ALEXIS CLARK					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W7 PTO=[YR=2007] N11 W13 S11 E13\$ W35 S13 W2 S6 E2 S25 E5 S1 E8 N1 E5 FOP=[YR=2007] S1 E5 FGR=[YR=2007] S3 E19 N22 W6 N1 W13 S20\$ N5 W4 S4 W1\$ E1 N4 E4 N15 E13 S1 E6 N26\$.											