



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
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,497	100	1,497	158,639
FGR	431	55	237	25,116
FOP	21	30	6	635
FOP	143	30	43	4,557
TOTALS	2,092		1,783	188,947

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	715.00	SF	5.20	5.20	100	2007	2007	3	89	3,309	
2	0476	VF 6 SBPL	0 100	0	0	118.00	LF	32.00	32.00	100	2020	2020	3	98	3,700	

LAND DESCRIPTION			TOTAL OB/XF 7,009													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,783	126.3900	114.07	203,387	2007	2007	0	0	7.10	92.90
1 SINGLE FAM - 100% - 2021						Heated Area: 1497			HX Base Yr 2021		

45311 INGLEHAM CIR, CALLAHAN											
BLD DATE 10/17/2007						DJ			LGL DATE		
XF DATE									LAND DATE		
INC DATE									AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	1
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE				188,947	
TOTAL MARKET OB/XF VALUE				7,009	
TOTAL LAND VALUE - MARKET				40,000	
TOTAL MARKET VALUE				235,956	
SOH/AGL Deduction				60,975	
ASSESSED VALUE				174,981	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				124,981	
TOTAL JUST VALUE				235,956	
NCON VALUE				3,700	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				199,469	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3100	NEW CONSTR	95,994	07/19/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2625/1971	3/06/2023	QC	U	I	11
GRANTOR: SCHAFER KARL					
GRANTEE: SCHAFER NATALIA					
2266/1574	3/29/2019	WD	Q	I	01
GRANTOR: FLOYD MICHAEL					
GRANTEE: SCHAFER NATALIA &					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2007] W7 FOP=[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\$.															