



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

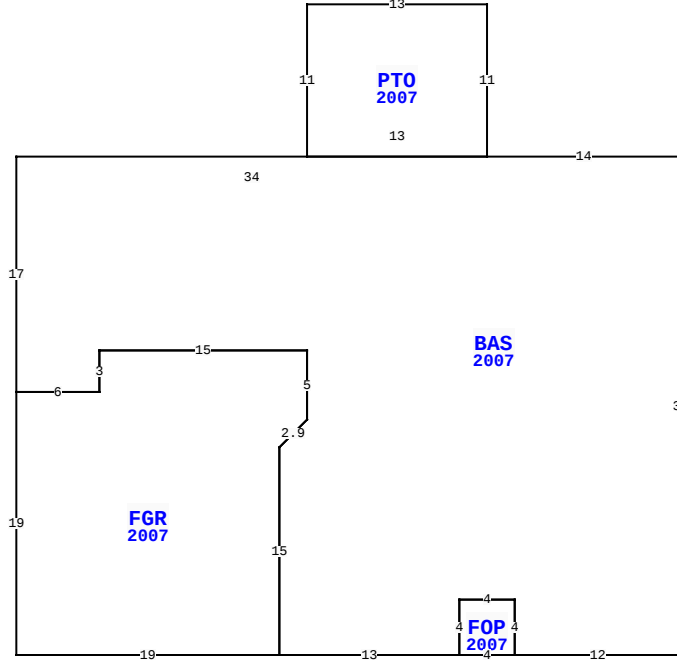
NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	140,066
FGR	412	55	227	24,458
FOP	16	30	5	539
PTO	143	5	7	754

TOTALS	1,871		1,539	165,817
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0	0	0	756.00	SF	5.20	

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	1,539	128.5812	116.04	178,586	2007	2007	0	0
1 SINGLE FAM - 0% - 2023					Heated Area: 1300	HX Base Yr			



BLD DATE	08/31/2007	DJ	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

45289 INGLEHAM CIR, CALLAHAN

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	165,817		
TOTAL MARKET OB/XF VALUE	3,499		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	209,316		
SOH/AGL Deduction	0		
ASSESSED VALUE	209,316		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	209,316		
TOTAL JUST VALUE	209,316		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	180,246		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3060	NEW CONSTR	86,994	05/11/2007

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2621/1723	2/23/2023	WD	Q	I	01
GRANTOR: OPENDOOR PROPERTY TRU					SALE PRICE
GRANTEE: MOORE RACHAEL & ALM					270,000
2605/0290					11/28/2022
GRANTOR: ARAGON JERILYN D LOCK					WD U I 37
GRANTEE: OPENDOOR PROPERTY T					261,100

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 PTO=[YR=2007] N11 W13 S11 E13\$ W34 S17									
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6\$ E6 N3 E15 S5									
D2 L2 S15 E13 FOP=[YR=2007] E4 N4 W4 S4\$ N4 E4 S4 E12 N36\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	PUD	0.00	0.00	1.00