



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
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	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	146,727
FGR	412	55	227	25,621
FOP	106	30	32	3,612
FOP	143	30	43	4,853
TOTALS	1,961		1,602	180,812

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0811	CONCRETE B	0	100	0	0	850.00	SF	5.20	5.20	100	2007	2007
2	0476	VF 6 SBPL	1	100	0	0	100.00	LF	32.00	32.00	100	2023	2020
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2020

LAND DESCRIPTION													
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
1	000100	C	SFR	100	0006	RL	0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,602	128.5812	122.15	195,684	2007	2007	0	0	0	7.60	92.40	
1 SINGLE FAM - 100% - 2021 Heated Area: 1300 HX Base Yr 2021													
45394 INGLEHAM CIR, CALLAHAN													

BLD DATE	07/05/2007	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		180,812	
TOTAL MARKET OB/XF VALUE		7,250	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		228,062	
SOH/AGL Deduction		67,431	
ASSESSED VALUE		160,631	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		110,631	
TOTAL JUST VALUE		228,062	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		220,061	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3999	NEW CONSTR	90,000	04/12/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2403/1457	10/26/2020	WD	Q	I	01	215,000
GRANTOR: JONES JIMMY & EMILY						
GRANTEE: WOODS JUSTINA M						
2232/0757	10/22/2018	WD	Q	I	02	172,000
GRANTOR: STEWART DANIEL & DANI						
GRANTEE: JONES JIMMY & EMILY						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2007] W24 FOP=[YR=2007] N11 W13 S11 E13\$ W24 S36 E11 FOP=[YR=2007] S5 E18 N5 W13 N4 W4 S4 W1\$ E1 N4 E4 S4 E13 FGR=[YR=2007] E19 N19 W6 N3 W15 S5 D2 R2 S15\$ N15 U2 L2 N5 E15 S3 E6 N17\$.													