



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,068	100	1,068	113,282
FGR	420	55	231	24,502
FOP	38	30	11	1,167
FUS	1,488	100	1,488	157,832
PTO	70	5	4	424
STR	36	10	4	424

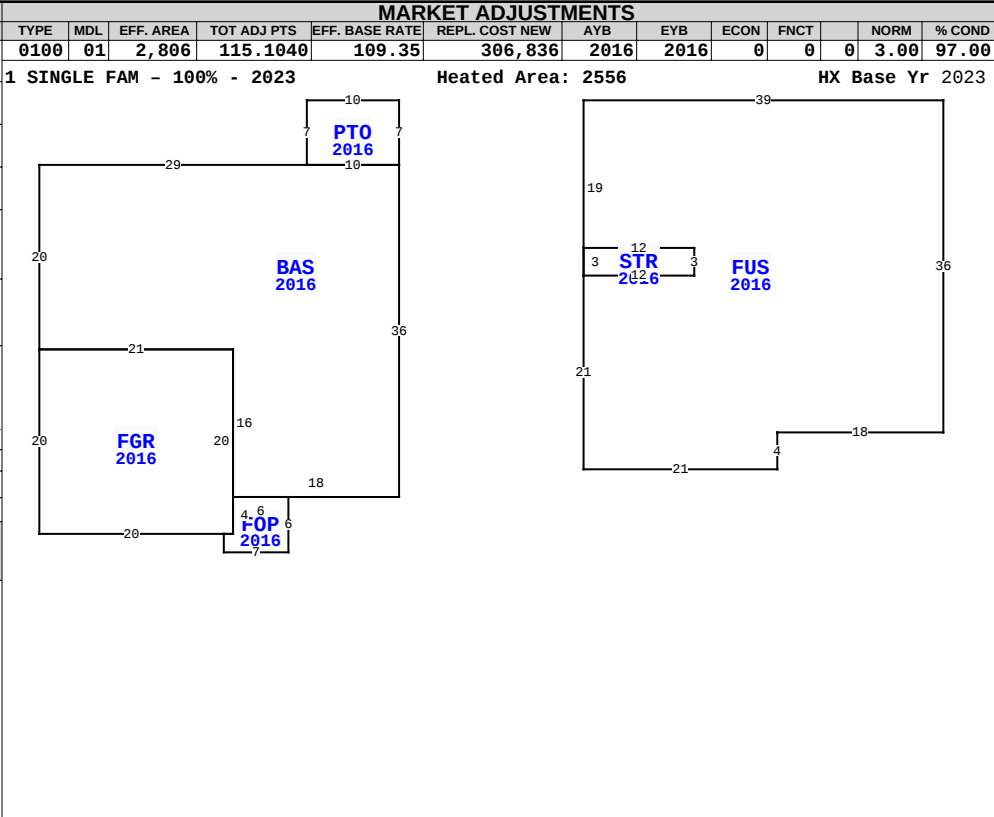
TOTALS	3,120		2,806	297,631
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	738.00	SF	6.50	6.50	100	2016	2016	3	96	4,605	
2	0476	VF 6 SBPL	1	100	0	0	60.00	LF	32.00	32.00	100	2023	2022		99	1,901	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		99	297	

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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100		RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							



45182 INGLEHAM CIR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF																	6,803
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NASSAU COUNTY PROPERTY

VALUATION BY	STANDARD	
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		297,631
TOTAL MARKET OB/XF VALUE		6,803
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		344,434
SOH/AGL Deduction		3,429
ASSESSED VALUE		341,005
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		291,005
TOTAL JUST VALUE		344,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3997	NEW CONSTR	189,990	12/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2458/0575	4/23/2021	WD	Q	I	01	290,500
GRANTOR: POWELL SAMUEL W & ASH						
GRANTEE: CREWS JERICA LYNN						
2041/1099	4/20/2016	SW	Q	I	01	175,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POWELL SAMUEL W & A						

BUILDING NOTES

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BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S20 FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E7 N6 W6 S4 W1\$ E1 N20 W21\$ E21 S16 E18 N36 W10\$ E10 N7\$ PTR= E20 FUS=[YR=2016] E39 S36 W18 S4 W21 N21 STR=[YR=2016] E12 N3 W12 S3\$ N19 \$ W20\$.