



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
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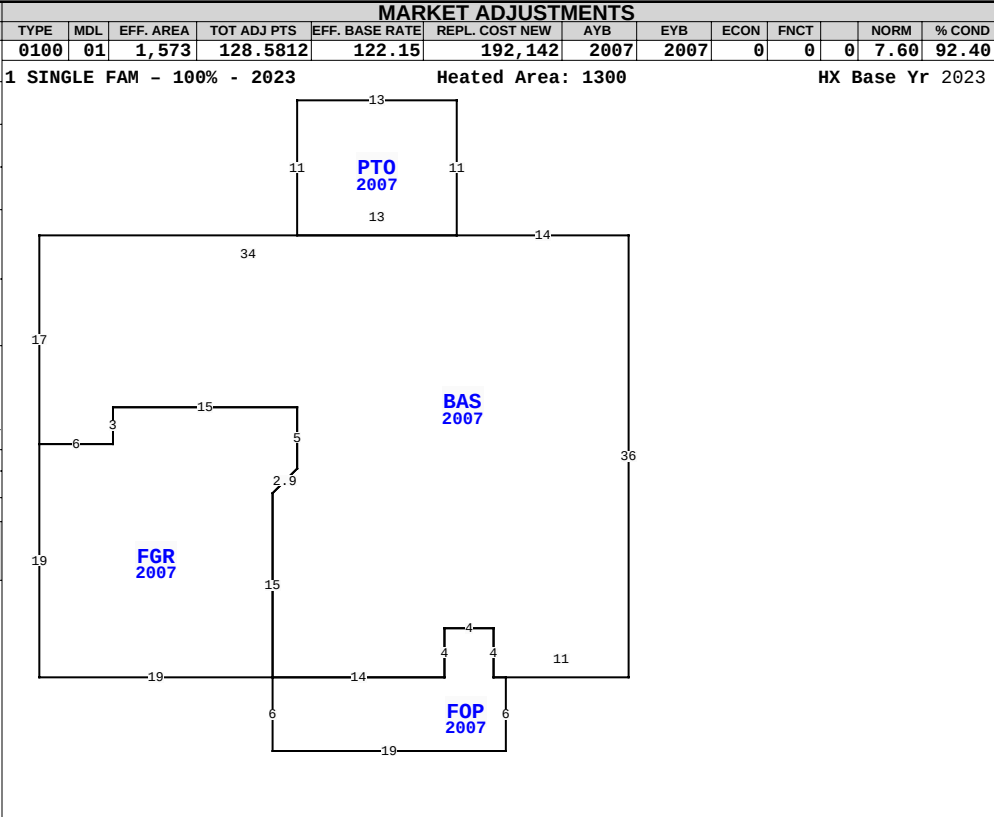
NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	146,727
FGR	412	55	227	25,621
FOP	130	30	39	4,402
PTO	143	5	7	790

TOTALS	1,985		1,573	177,539
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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	854.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	1	100	0	0	150.00	LF	32.00	32.00	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	

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	RL	0.00	0.00	1.00	LT	



45176 INGLEHAM CIR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	854.00	SF	5.20	5.20	100	2007	2007	3	88	3,908	
2	0476	VF 6 SBPL	1	100	0	0	150.00	LF	32.00	32.00	100	2023	2022		99	4,752	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		99	297	

TOTAL OB/XF															8,957		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL						
06 RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00							

NASSAU COUNTY PROPERTY												PAGE 1 of 1			1
VALUATION SUMMARY															
VALUATION BY												STANDARD			
Tax Group: 1												Tax Dist:			
BUILDING MARKET VALUE												177,539			
TOTAL MARKET OB/XF VALUE												8,957			
TOTAL LAND VALUE - MARKET												40,000			
TOTAL MARKET VALUE												226,496			
SOH/AGL Deduction												1,314			
ASSESSED VALUE												225,182			
TOTAL EXEMPTION VALUE												HX HB 50,000			
BASE TAXABLE VALUE												175,182			
TOTAL JUST VALUE												226,496			
NCON VALUE												0			
INCOME VALUE															
PREVIOUS YEAR MKT VALUE												218,623			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3097	NEW CONSTR	98,769	07/19/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2547/1502	3/08/2022	WD	Q	I	01	271,500	
GRANTOR: X&Y INGLEHAM LLC							
GRANTEE: WILCOX CELESTIAL CH							
2532/0913	2/15/2021	WD	U	I	11	100	
GRANTOR: YANG XING BIAO &							
GRANTEE: X&Y INGLEHAM LLC							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W14 PT0=[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 FOP=[YR=2007] S6 E19 N6 W1 N4 W4 S4 W14\$ E14 N4 E4 S4 E11 N36\$.											