



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	08	SHT VINYL 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,198	100	2,198	223,303
FGR	420	55	231	23,468
FOP	48	30	14	1,422
FOP	126	30	38	3,860
TOTALS	2,792		2,481	252,054

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	100	0	0			
2	0476	VF 6 SBPL	0	100	0	0			
3	0470	VNYL GATE	0	100	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,481	115.7376	109.95	272,786	2007	2007	0	0	0	7.60	92.40	
1 SINGLE FAM - 100% - 2020 Heated Area: 2198 HX Base Yr 2020													
45168 INGLEHAM CIR, CALLAHAN													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY STANDARD													
Tax Group: 1 Tax Dist:													
BUILDING MARKET VALUE 252,054													
TOTAL MARKET OB/XF VALUE 6,826													
TOTAL LAND VALUE - MARKET 40,000													
TOTAL MARKET VALUE 298,880													
SOH/AGL Deduction 90,438													
ASSESSED VALUE 208,442													
TOTAL EXEMPTION VALUE HX HB WX 55,000													
BASE TAXABLE VALUE 153,442													
TOTAL JUST VALUE 298,880													
NCON VALUE 0													
INCOME VALUE													
PREVIOUS YEAR MKT VALUE 287,696													
MISC STRG = NV: 10/23KW													
PERMIT NUM DESCRIPTION AMT ISSUED													
3106 NEW CONSTR 121,779 07/30/2007													
SALES DATA													
OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE													
2277/0108 5/24/2019 WD Q I 01 230,000													
GRANTOR: GABLE PHILLIP J & HEA													
GRANTEE: UMBERGER DEBRA J													
2192/1914 4/27/2018 WD Q I 01 210,000													
GRANTOR: DEVEREAUX MICHAEL & C													
GRANTEE: GABLE PHILLIP J & H													
BUILDING NOTES													
BUILDING DIMENSIONS													
FOP=[YR=2007] W18 BAS=[YR=2007] W30 S56 E11 FOP=[YR=2007] S3 E9 N6 W7 S3 W2 \$ E2 N3 E15 FGR=[YR=2007] S8 E20 N24 W12 S4 W3 D3 L3 S9 W2\$ E2 N9 U3 R3 E3 N4 E12 N30 W18 N7 \$ S7 E18 N7\$.													