



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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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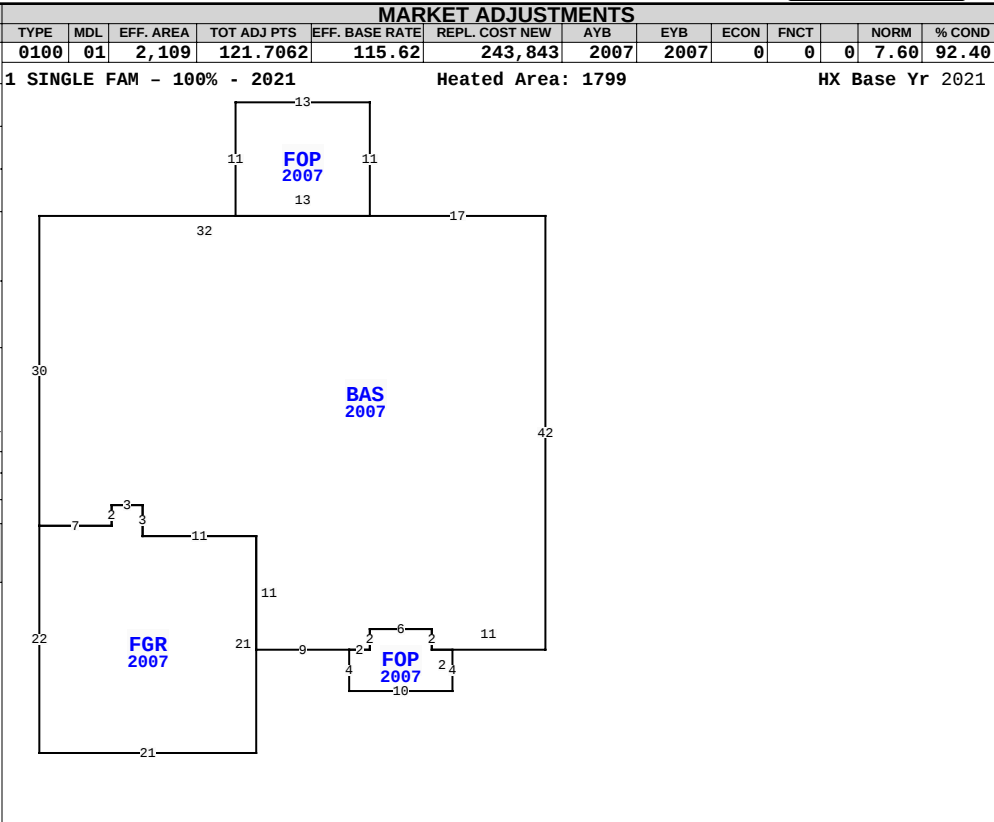
NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,799	100	1,799	192,192
FGR	457	55	251	26,815
FOP	52	30	16	1,709
FOP	143	30	43	4,594

TOTALS	2,451		2,109	225,311
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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	698.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	71.00	LF	32.00	32.00	
3	0470	VNYL GATE	0	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	



45152 INGLEHAM CIR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF											
5,046											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		225,311	
TOTAL MARKET OB/XF VALUE		5,046	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		270,357	
SOH/AGL Deduction		71,422	
ASSESSED VALUE		198,935	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		148,935	
TOTAL JUST VALUE		270,357	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		260,339	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3077	NEW CONSTR	116,052	06/25/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1605	2/23/2024	WD	Q	I	01	320,000
GRANTOR: THRIFT ROBERT III						
GRANTEE: HAMM JESSE RAY						
2397/0535	9/25/2020	WD	Q	I	01	222,900
GRANTOR: HAUGH RYAN A & DEVIN						
GRANTEE: THRIFT ROBERT III						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W17 FOP=[YR=2007] N11 W13 S11 E13\$ W32 S30 FGR=[YR=2007] S22 E21 N21 W11 N3 W3 S2 W7\$ E7 N2 E3 S3 E11 S11 E9 FOP=[YR=2007] S4 E10 N4 W2 N2 W6 S2 W2\$ E2 N2 E6 S2 E11 N42\$.											