



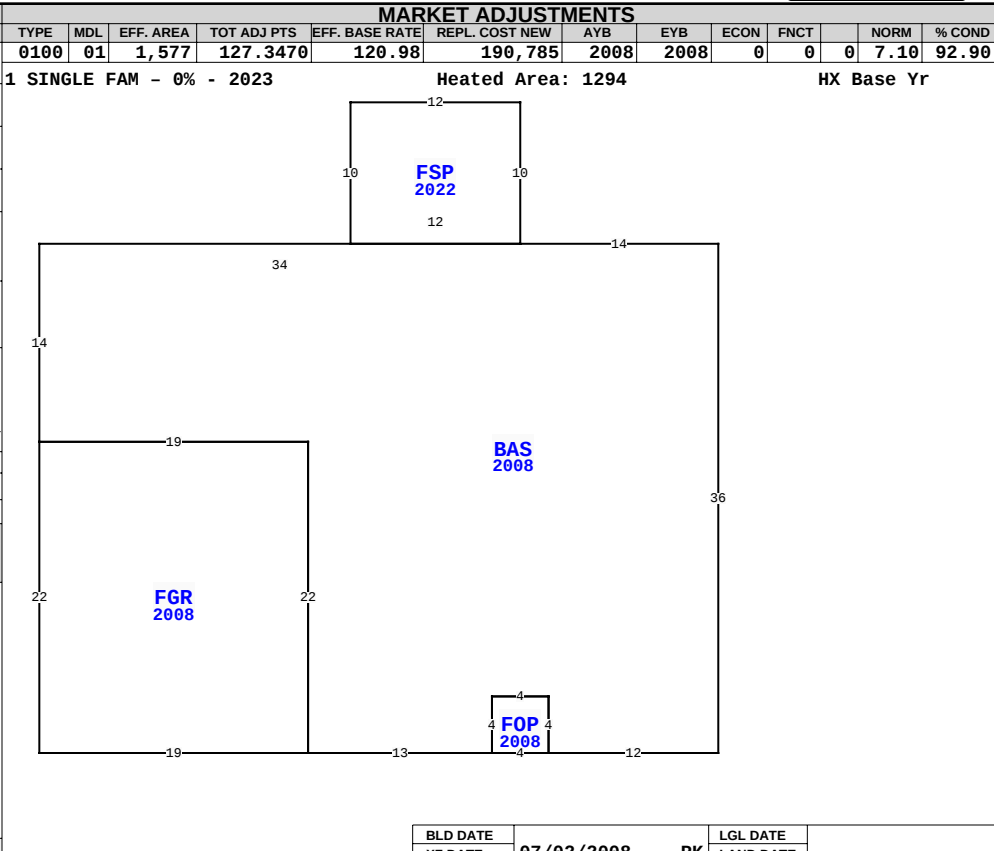
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	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
NEIGHBORHOOD/LOC	7003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,294	100	1,294	145,433
FGR	418	55	230	25,849
FOP	16	30	5	562
FSP	120	40	48	5,395
TOTALS	1,848		1,577	177,239

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
1	0811	CONCRETE B	0	0	0	648.00	SF	5.20	5.20	100	2008	2008	3	89

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ
1	000100	C	SFR	0	0003	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00



45084 INGLEHAM CIR, CALLAHAN	BLD DATE	07/02/2008	RK	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF														
2,999														

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 1	Tax Dist:		
BUILDING MARKET VALUE	177,239		
TOTAL MARKET OB/XF VALUE	2,999		
TOTAL LAND VALUE - MARKET	40,000		
TOTAL MARKET VALUE	220,238		
SOH/AGL Deduction	0		
ASSESSED VALUE	220,238		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	220,238		
TOTAL JUST VALUE	220,238		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	212,316		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B083187	NEW CONSTR	91,794	03/25/2008

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2607/0476	12/07/2022	WD	Q	I	01	285,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: WINN JACOB						
2556/1034	4/08/2022	WD	U	I	37	259,200
GRANTOR: ALDERMAN DION & LATAR						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2008] W14 FSP=[YR=2022] N10 W12 S10 E12\$ W34 S14 FGR=[YR=2008] S22 E19 N22 W19 \$ E19 S22 E13 FOP=[YR=2008] E4 N4 W4 S4 \$ N4 E4 S4 E12 N36 \$.														

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV