LOT 130
AMHURST OAKS PB 7/180

PETTEWAY MARVIN R JR/TOBIN JENNIFER M
45337 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2024

51-2N-25-015A-0130-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

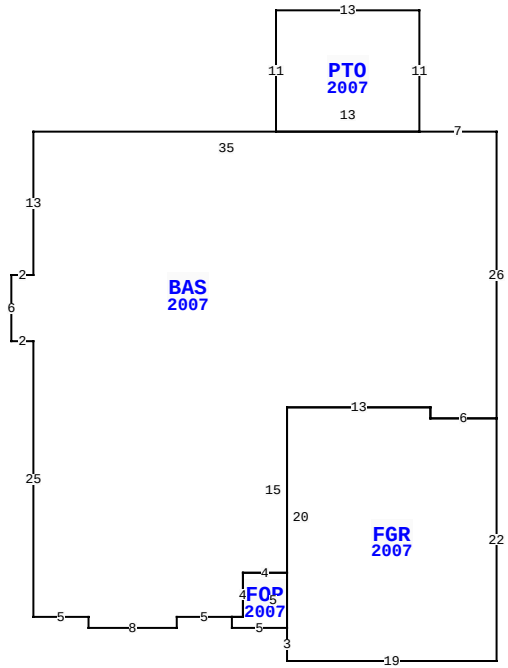
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,497	100	1,497	170,566
FGR	431	55	237	27,003
FOP	21	30	6	684
PTO	143	5	7	797
TOTALS	2,092		1,747	199,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	129.8000	123.31	215,423	2007	2007	0	0	0	7.60	92.40

1 SINGLE FAM – 100% - 2024 Heated Area: 1497 HX Base Yr 2024



45337 INGLEHAM CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		199,051
TOTAL MARKET OB/XF VALUE		7,253
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		246,304
SOH/AGL Deduction		0
ASSESSED VALUE		246,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		196,304
TOTAL JUST VALUE		246,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		237,470

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3096	NEW CONSTR	102,960	07/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2629/0010	3/28/2023	WD	Q	I	02	295,000
GRANTOR: HOLTON ALEXIS CLARK &						
GRANTEE: PETTEWAY MARVIN R J						
2035/1627	3/10/2016	SW	U	I	18	106,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HOLTON ALEXIS CLARK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W7 PTO=[YR=2007] N11 W13 S11 E13$ W35 S13 W2 S6 E2 S25 E5 S1 E8 N1 E5 FOP=[YR=2007] S1 E5 FGR=[YR=2007] S3 E19 N22 W6 N1 W13 S20$ N5 W4 S4 W1$ E1 N4 E4 N15 E13 S1 E6 N26$.

EXTRA FEATURES

LN	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	706.00	SF	5.20	5.20	100	2007	2007	3	88	3,231	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	91	3,185	
3	1076	TRELLIS A	0	100	11	13	143.00	SF	7.50	7.50	100	2015	2015	3	78	837	

LAND DESCRIPTION

TOTAL OB/XF 7,253

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS