LOT 142
IN OR 2168/430
AMHURST OAKS PB 7/180

JACOBSON ANDREW A & LYDIA E
45157 INGLEHAM CIR
CALLAHAN, FL 32011

2024

51-2N-25-015A-0142-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

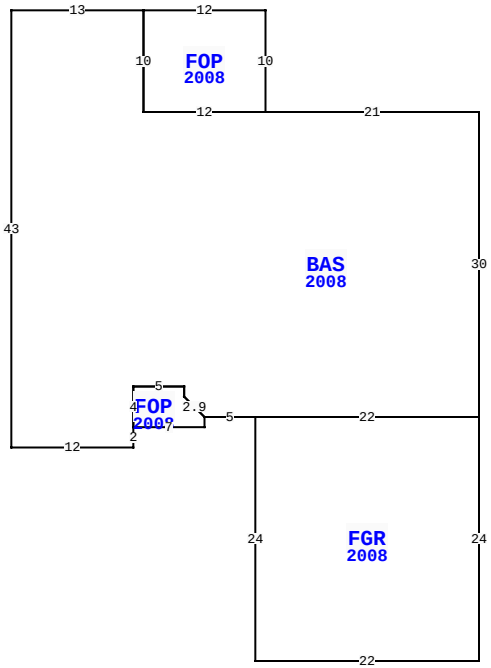
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,529	100	1,529	171,584
FGR	528	55	290	32,544
FOP	24	30	7	786
FOP	120	30	36	4,040
TOTALS	2,201		1,862	208,954

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,862	125.8026	119.51	222,528	2008	2010	0	0	0	6.10	93.90

1 SINGLE FAM – 100% - 2018 Heated Area: 1529 HX Base Yr 2018



45157 INGLEHAM CIR, CALLAHAN

BLD DATE	12/10/2008	RK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		208,954
TOTAL MARKET OB/XF VALUE		6,932
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		255,886
SOH/AGL Deduction		91,868
ASSESSED VALUE		164,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,018
TOTAL JUST VALUE		255,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M22-4628	H/AC	0	12/07/2022
4402	REPAIR/RRF	14,000	04/27/2021
B083198	NEW CONSTR	98,394	03/17/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2168/0430	12/28/2017	WD	Q	I	01	174,000
GRANTOR: ADKINS BOB M JR & BRE						
GRANTEE: JACOBSON ANDREW A &						
2071/0482	8/18/2016	SW	U	I	12	100,100
GRANTOR: WELLS FARGO BANK N A						
GRANTEE: ADKINS BOB MARTIN J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W21 FOP=[YR=2008] N10 W12 S10 E12 $ W12 N10 W13 S43 E12 N2 FOP=[YR=2008] E7 N1 U2 L2 N1 W5 S4 $ N4 E5 S1 D2 R2 E5 FGR=[YR=2008] S24 E22 N24 W22$ E22 N30 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2008	2008	3	92	3,220	
2	0811	CONCRETE B	0	100	0	0	802.00	SF	5.20	5.20	100	2008	2008	3	89	3,712	

LAND DESCRIPTION

TOTAL OB/XF 6,932

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	0003	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/21/2022 BY HS Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 08/06/2024 BY SYS