LOT 59
AMHURST OAKS PB 7/180

MCCLAIN DORIS B & JACKIE B
45093 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0059-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

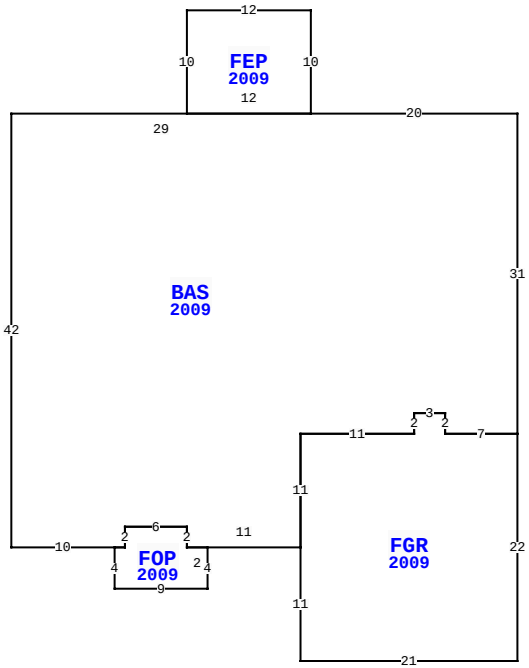
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,809	100	2009	1,809	190,428
FEP	120	80	2009	96	10,105
FGR	468	55	2009	257	27,054
FOP	48	30	2009	14	1,474
TOTALS	2,445			2,176	229,060

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,176	113.1900	113.19	246,301	2009	2009	0	0	0	7.00	93.00

1 SINGLE FAM – 0% - 2024 Heated Area: 1809 HX Base Yr



45093 INGLEHAM CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	229,060
TOTAL MARKET OB/XF VALUE	10,282
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	279,342
SOH/AGL Deduction	0
ASSESSED VALUE	279,342
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,342
TOTAL JUST VALUE	279,342
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,216

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3272	NEW CONST	111,635	01/08/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2794/496	6/10/2025	WD	Q	I	01	329,000
GRANTOR: EVERGREEN HOME BUYERS						
GRANTEE: MCCLAIN DORIS B & J						
2775/1674	3/20/2025	WD	U	I	37	209,000
GRANTOR: WILLWERTH PATRICIA G						
GRANTEE: EVERGREEN HOME BUYE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W20 FEP=[YR=2009] N10 W12 S10 E12$ W29 S42 E10
FOP=[YR=2009] S4 E9 N4 W2 N2 W6 S2 W1$ E1 N2 E6 S2 E11
FGR=[YR=2009] S11 E21 N22 W7 N2 W3 S2 W11 S11$ N11 E11 N2 E3 S2 E7 N31$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2009	2009	3	92	1,840	
2	0810	CONCRETE A	0	0	0	0	750.00	SF	6.50	6.50	100	2009	2009	3	89	4,339	
3	0476	VF 6 SBPL	0	0	0	0	130.00	LF	32.00	32.00	100	2018	2018	3	92	3,827	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2018	2018	3	92	276	

LAND DESCRIPTION

TOTAL OB/XF 10,282

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	RES	0	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 01/06/2023 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS