LOT 64
IN OR 2071/360
AMHURST OAKS PB 7/180

KAROLY ELIZABETH A REV TRUST/KAROLY ELIZABETH A TR
45544 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0064-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 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

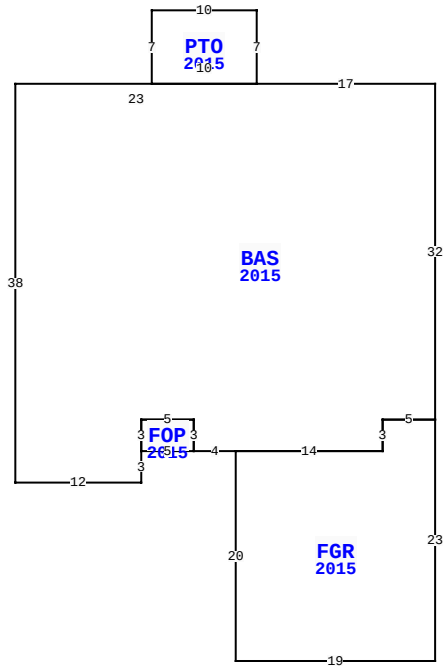
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,406	100	2015	1,406	168,099
FGR	395	55	2015	217	25,944
FOP	15	30	2015	4	478
PTO	70	5	2015	4	478
TOTALS	1,886			1,631	195,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,631	124.5420	124.54	203,125	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1406 HX Base Yr 2017



45544 INGLEHAM CIR, CALLAHAN

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

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	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	636.00	SF	6.50	6.50	100	2015	2015	3	95	3,927	
2	0479	VF PICKET	0	100	0	0	692.00	LF	10.00	10.00	100	2018	2018	3	92	6,366	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		195,000
TOTAL MARKET OB/XF VALUE		10,293
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		245,293
SOH/AGL Deduction		105,886
ASSESSED VALUE		139,407
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,685
TOTAL JUST VALUE		245,293
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		236,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3965	NEW CONSTR	169,000	09/08/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2071/0360	8/30/2016	SW	U	I	11	100
GRANTOR: KAROLY ELIZABETH A &						
GRANTEE: KAROLY ELIZABETH A						
2036/1466	3/29/2016	SW	Q	I	01	137,900
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: KAROLY ELIZABETH A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W17 PTO=[YR=2015] N7 W10 S7 E10$ W23 S38 E12 N3 FOP=[YR=2015] E5 N3 W5 S3$ N3 E5 S3 E4 FGR=[YR=2015] S20 E19 N23 W5 S3 W14$ E14 N3 E5 N32$.

LAND DESCRIPTION

TOTAL OB/XF 10,293

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	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		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