



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
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NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2007	1,300	153,531
FGR	412	55	2007	227	26,809
FOP	106	30	2007	32	3,780
FOP	143	30	2007	43	5,078
TOTALS	1,961			1,602	189,197

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,602	128.5812	128.58	205,985	2007	2007		0	0	8.15	91.85
1 SINGLE FAM - 0% - 2025 Heated Area: 1300 HX Base Yr												

45512 INGLEHAM CIR, CALLAHAN										XF DATE INC DATE		LAND DATE AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
907.00	SF	5.20	5.20	100	2007	2007	3	87	4,103				
336.00	SF	30.00	30.00	100	2025	2020		86	8,669				
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LAND DESCRIPTION										TOTAL OB/XF						12,772		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
1	000100	C	RES	0	0006	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00		

NASSAU COUNTY PROPERTY												
VALUATION SUMMARY												
PAGE 1 of 1 1												
VALUATION BY STANDARD												
Tax Group: 1 Tax Dist:												
BUILDING MARKET VALUE 189,197												
TOTAL MARKET OB/XF VALUE 12,772												
TOTAL LAND VALUE - MARKET 40,000												
TOTAL MARKET VALUE 241,969												
SOH/AGL Deduction 0												
ASSESSED VALUE 241,969												
TOTAL EXEMPTION VALUE 0												
BASE TAXABLE VALUE 241,969												
TOTAL JUST VALUE 241,969												
NCON VALUE 0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE 224,864												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M23-4640	H/AC	0	01/24/2023
4262	XF0B	0	09/20/2019
3061	NEW CONSTR	88,512	05/18/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2716/1146	6/05/2024	SW	U	I	11	100
GRANTOR: SFR JV-2 NTL BORROWER						
GRANTEE: SFR JV-2 2024-2 BOR						
2682/1396	11/30/2023	WD	U	I	11	100
GRANTOR: SFR JV-2 PROPERTY LLC						
GRANTEE: SFR JV-2 NTL BORROW						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=2007] W21 FOP=[YR=2007] N11 W13 S11 E13\$ W27 S36 E11 FOP=[YR=2007] S5 E18 N5 W13 N4 W4 S4 W1\$ E1 N4 E4 S4 E13 FGR=[YR=2007] E19 N19 W6 N3 W15 S5 D2 R2 S15\$ N15 U2 L2 N5 E15 S3 E6 N17\$.												