LOT 68
AMHURST OAKS PB 7/180

SANTIAGO ORLANDO & AMELIA S
45486 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0068-0000

NASSAU COUNTY PROPERTY

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

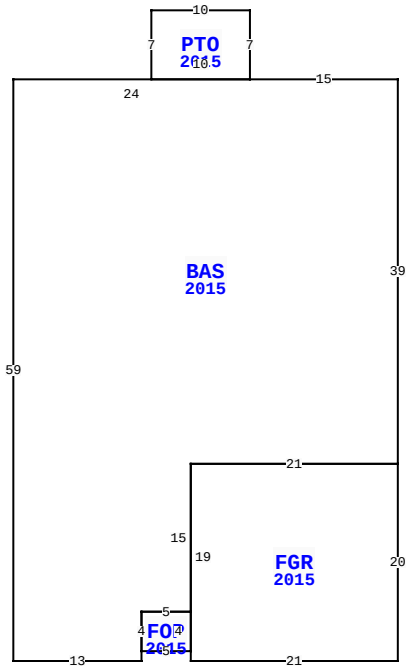
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2015	1,856	209,357
FGR	420	55	2015	231	26,057
FOP	20	30	2015	6	677
PTO	70	5	2015	4	451
TOTALS	2,366			2,097	236,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	117.5020	117.50	246,398	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2020 Heated Area: 1856 HX Base Yr 2020



45486 INGLEHAM CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		236,542
TOTAL MARKET OB/XF VALUE		4,514
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		281,056
SOH/AGL Deduction		88,366
ASSESSED VALUE		192,690
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,968
TOTAL JUST VALUE		281,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		270,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3970	NEW CONSTR	189,000	09/25/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2327/0360	12/20/2019	WD	Q	I	01	209,900
GRANTOR: JOHNSON CARLUS & CHRI						
GRANTEE: SANTIAGO ORLANDO &						
2020/1328	12/23/2015	WD	Q	I	02	154,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: JOHNSON CARLUS & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 PTO=[YR=2015] N7 W10 S7 E10$ W24 S59 E13 N1 FOP=[YR=2015] E5 FGR=[YR=2015] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	0810	CONCRETE A	0	100	0	0	731.00	SF	6.50	6.50	100	2015	2015	3	95	4,514	

LAND DESCRIPTION

TOTAL OB/XF 4,514

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	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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS