LOT 79
IN OR 1543/1834
AMHURST OAKS PB 7/180

HENDERSON CHRISTOPHER
45376 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

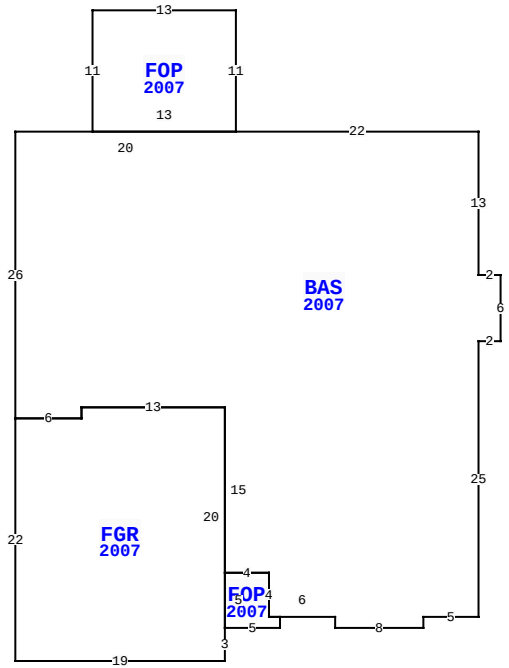
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,497	100	2007	1,497	175,848
FGR	431	55	2007	237	27,839
FOP	21	30	2007	6	705
FOP	143	30	2007	43	5,051
TOTALS	2,092			1,783	209,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,783	127.8200	127.82	227,903	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2019 Heated Area: 1497 HX Base Yr 2019



45376 INGLEHAM CIR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		209,443
TOTAL MARKET OB/XF VALUE		6,294
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		255,737
SOH/AGL Deduction		82,475
ASSESSED VALUE		173,262
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		122,540
TOTAL JUST VALUE		255,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,420

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3105	NEW CONSTR	106,545	07/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1543/1834	1/02/2008	WD	U	I	21	167,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: HENDERSON CHRISTOPH						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] N11 W13 S11 E13$ W20 S26 FGR=[YR=2007] S22 E19 N3 FOP=[YR=2007] E5 N1 W1 N4 W4 S5$ N20 W13 S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E8 N1 E5 N25 E2 N6 W2 N13$.

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	0811	CONCRETE B	0	100	0	0	695.00	SF	5.20	5.20	100	2007	2007	3	87	3,144	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 6,294

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	0006	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 KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS