LOT 82
AMHURST OAKS PB 7/180

MARTIN PHILIP & PATSY
45348 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

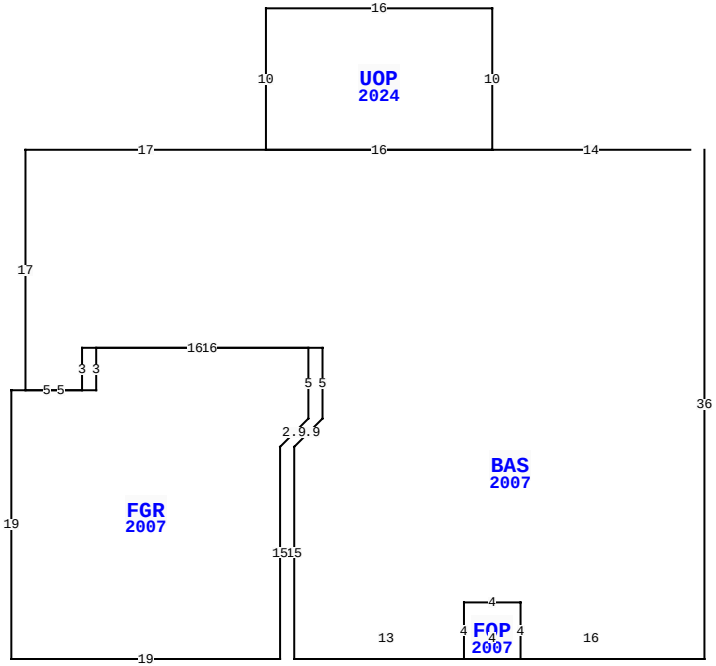
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,313	100	2007	1,313	160,348
FGR	415	55	2007	228	27,844
FOP	16	30	2007	5	611
UOP	160	20	2024	32	3,908
TOTALS	1,904			1,578	192,711

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	132.9570	132.96	209,811	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2017 Heated Area: 1313 HX Base Yr 2017



45348 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		192,711
TOTAL MARKET OB/XF VALUE		6,615
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		239,326
SOH/AGL Deduction		74,163
ASSESSED VALUE		165,163
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,441
TOTAL JUST VALUE		239,326
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M4692	AC		09/05/2023
3052	NEW CONSTR	88,644	05/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2615/0357	1/25/2023	QC	U	I	11	100
GRANTOR: MARTIN PATSY LYNN						
GRANTEE: MARTIN PHILIP & PAT						
2495/0911	9/09/2021	QC	U	I	11	100
GRANTOR: FOSHEE PATRICIA L						
GRANTEE: MARTIN PATSY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W14 U0L16 D0L17 S17 E5 N3 E16 S5 D2L2 S15 E13 E16 N36 $
FGR=[YR=2007;ORIG=-48,17] S19 E19 N15 U2R2 N5 W16 S3 W5 $
UOP=[YR=2024;ORIG=-14,0] N10 W16 S10 E16 $
FOP=[YR=2007;ORIG=-16,36] E4 N4 W4 S4 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	766.00	SF	5.20	5.20	100	2007	2007	3	87	3,465	

LAND DESCRIPTION

TOTAL OB/XF 6,615

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