LOT 84
AMHURST OAKS PB 7/180

BROWN ALAN & RACHEL
45326 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0084-0000

BUILDING CHARACTERISTICS

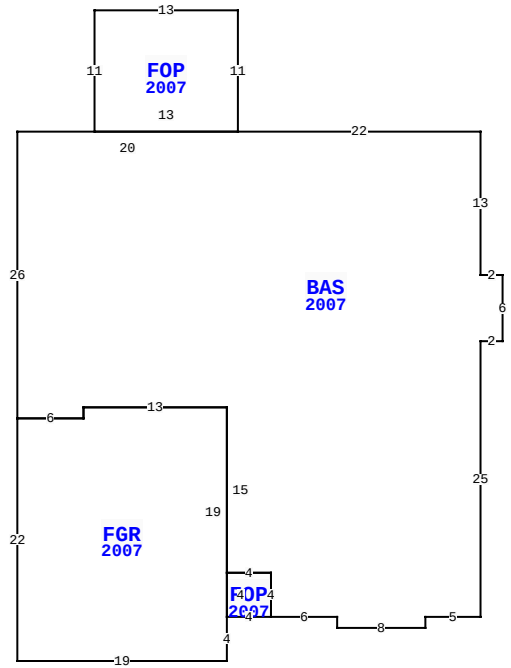
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	175,999
FGR	431	55	2007	237	27,863
FOP	16	30	2007	5	588
FOP	143	30	2007	43	5,055
TOTALS	2,087			1,782	209,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,782	127.9300	127.93	227,971	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2023 Heated Area: 1497 HX Base Yr 2023



45326 INGLEHAM CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		209,505
TOTAL MARKET OB/XF VALUE		7,009
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		256,514
SOH/AGL Deduction		10,903
ASSESSED VALUE		245,611
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		194,889
TOTAL JUST VALUE		256,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		247,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3095	NEW CONSTR	98,586	07/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2546/0438	3/07/2022	WD	Q	I	01	278,000
GRANTOR: ALTMAN THOMAS & BRAND						
GRANTEE: BROWN ALAN & RACHEL						
1981/1591	5/22/2015	SW	Q	I	02	127,000
GRANTOR: FANNIE MAE						
GRANTEE: ALTMAN THOMAS & BRA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 FOP=[YR=2007] N11 W13 S11 E13$ W20 S26
FGR=[YR=2007] S22 E19 N4 FOP=[YR=2007] E4 N4 W4 S4$ N19 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	853.00	SF	5.20	5.20	100	2007	2007	3	87	3,859	
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 7,009

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