LOT 87
IN OR 2192/1641
AMHURST OAKS PB 7/180

MASTERS ANDREW G & CHRISTINA L
45292 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0087-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 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

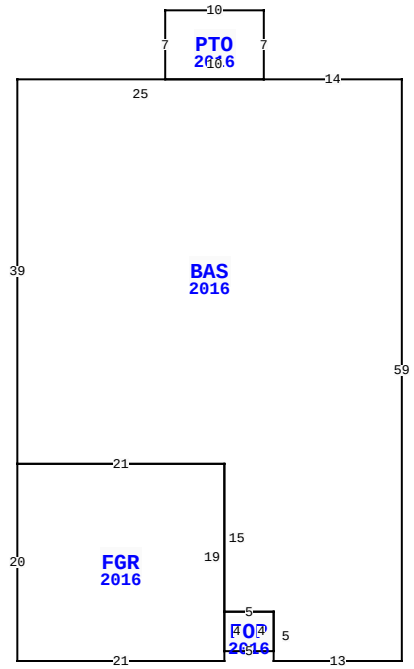
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	2016	1,856	210,447
FGR	420	55	2016	231	26,193
FOP	20	30	2016	6	680
PTO	70	5	2016	4	454
TOTALS	2,366			2,097	237,774

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	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 0% - 0 Heated Area: 1856 HX Base Yr



45292 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	237,774
TOTAL MARKET OB/XF VALUE	7,460
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	285,234
SOH/AGL Deduction	14,415
ASSESSED VALUE	270,819
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	270,819
TOTAL JUST VALUE	285,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	274,641

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4001	NEW CONSTR	175,000	12/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2192/1641	4/27/2018	WD	Q	I	01	193,000
GRANTOR: CATRETT CHRISTOPHER T						
GRANTEE: MASTERS ANDREW G &						
2040/1849	4/15/2016	SW	Q	I	01	154,000
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: CATRETT CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10$ W25 S39
FGR=[YR=2016] S20 E21 N1 FOP=[YR=2016] E5 N4 W5 S4$ N19 W21$
E21 S15 E5 S5 E13 N59$.

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	0	0	0	698.00	SF	6.50	6.50	100	2016	2016	3	95	4,310	
2	0476	VF 6 SBPL	1	0	0	0	100.00	LF	32.00	32.00	100	2023	2017		90	2,880	
3	0470	VNYL GATE	1	0	0	0	1.00	UT	300.00	300.00	100	2023	2017		90	270	

LAND DESCRIPTION

TOTAL OB/XF 7,460

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	0		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