LOT 94
AMHURST OAKS PB 7/180

GANT ASHLEY PAIGE & DOUGLAS EDWARD JR
45202 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0094-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

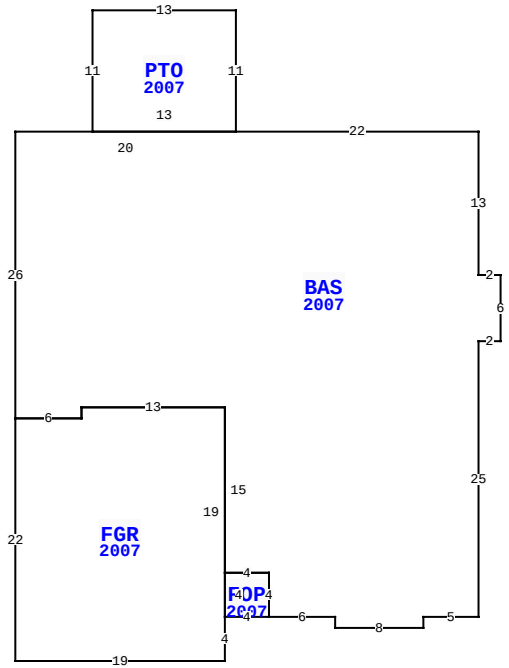
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	175,903
FGR	431	55	2007	237	27,848
FOP	16	30	2007	5	588
PTO	143	5	2007	7	823
TOTALS	2,087			1,746	205,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,746	127.9300	127.93	223,366	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2025 Heated Area: 1497 HX Base Yr 2025



45202 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		205,162
TOTAL MARKET OB/XF VALUE		3,176
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		248,338
SOH/AGL Deduction		0
ASSESSED VALUE		248,338
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,616
TOTAL JUST VALUE		248,338
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,170

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3057	NEW CONSTR	98,799	05/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2703/1893	3/25/2024	WD	Q	I	01	289,000
GRANTOR: ADKINS DEVIN C						
GRANTEE: GANT ASHLEY PAIGE &						
2027/1519	1/25/2016	SW	U	I	18	110,000
GRANTOR: SECRETARY OF VETERANS						
GRANTEE: ADKINS DEVIN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 PTO=[YR=2007] N11 W13 S11 E13$ W20 S26
FGR=[YR=2007] S22 E19 N4FOP=[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	702.00	SF	5.20	5.20	100	2007	2007	3	87	3,176	

LAND DESCRIPTION

TOTAL OB/XF 3,176

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