



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	07
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NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2016	1,068	118,625
FGR	420	55	2016	231	25,657
FOP	38	30	2016	11	1,222
FUS	1,488	100	2016	1,488	165,275
PTO	70	5	2016	4	444
STR	36	10	2016	4	444

TOTALS	3,120			2,806	311,667
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	738.00	SF	6.50
2	0476	VF 6 SBPL	1	100	0	0	60.00	LF	32.00
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RL	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,806	115.1040	115.10	322,971	2016	2016	0	0	3.50	96.50
1 SINGLE FAM - 100% - 2023											
Heated Area: 2556											
HX Base Yr 2023											

45182 INGLEHAM CIR, CALLAHAN										BLD DATE						LGL DATE			
										XF DATE						LAND DATE			
										INC DATE						AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES									
738.00	SF	6.50	6.50	100	2016	2016	3	95	4,557										
60.00	LF	32.00	32.00	100	2023	2022		98	1,882										
1.00	UT	300.00	300.00	100	2023	2022		98	294										

TOTAL OB/XF											
6,733											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		311,667	
TOTAL MARKET OB/XF VALUE		6,733	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		358,400	
SOH/AGL Deduction		7,506	
ASSESSED VALUE		350,894	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		300,172	
TOTAL JUST VALUE		358,400	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,434	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3997	NEW CONSTR	189,990	12/28/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2458/0575	4/23/2021	WD	Q	I	01
GRANTOR: POWELL SAMUEL W & ASH					SALE PRICE
GRANTEE: CREWS JERICA LYNN					290,500
2041/1099	4/20/2016	SW	Q	I	01
GRANTOR: D R HORTON INC-JACKSO					175,600
GRANTEE: POWELL SAMUEL W & A					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S20 FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E7 N6 W6 S4 W1\$ E1 N20 W21\$ E21 S16 E18 N36 W10\$ E10 N7\$ PTR= E20 FUS=[YR=2016] E39 S36 W18 S4 W21 N21 STR=[YR=2016] E12 N3 W12 S3\$ N19 \$ W20\$.									