



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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
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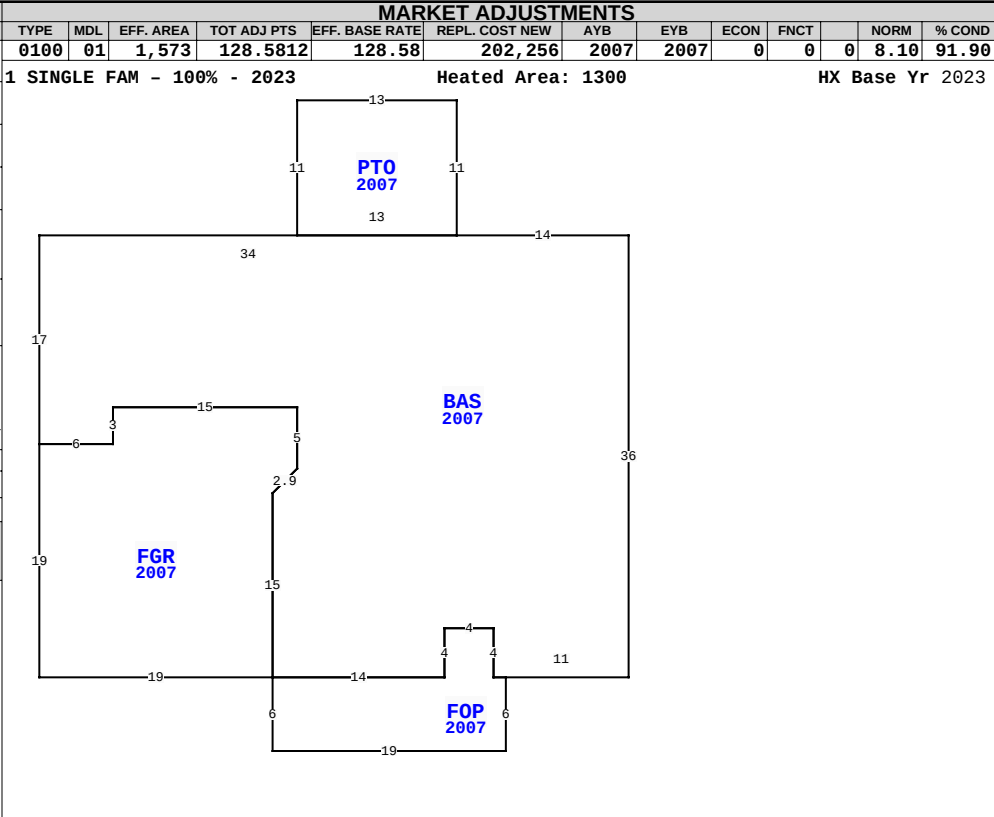
NEIGHBORHOOD/LOC	7003.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2007	1,300	153,615
FGR	412	55	2007	227	26,824
FOP	130	30	2007	39	4,609
PTO	143	5	2007	7	827

TOTALS	1,985			1,573	185,873
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	854.00	SF	5.20
2	0476	VF 6 SBPL	1	100	0	0	150.00	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	0006	RL	0.00	0.00	1.00



45176 INGLEHAM CIR, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	854.00	SF	5.20	5.20	100	2007	2007	3	87	3,863	
2	0476	VF 6 SBPL	1	100	0	0	150.00	LF	32.00	32.00	100	2023	2022		98	4,704	
3	0470	VNYL GATE	1	100	0	0	1.00	UT	300.00	300.00	100	2023	2022		98	294	

TOTAL OB/XF													8,861	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL			
06 RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										1									
VALUATION SUMMARY										STANDARD																			
VALUATION BY																													
Tax Group: 1										Tax Dist:																			
BUILDING MARKET VALUE										185,873																			
TOTAL MARKET OB/XF VALUE										8,861																			
TOTAL LAND VALUE - MARKET										40,000																			
TOTAL MARKET VALUE										234,734																			
SOH/AGL Deduction										3,022																			
ASSESSED VALUE										231,712																			
TOTAL EXEMPTION VALUE										50,722										HX HB									
BASE TAXABLE VALUE										180,990																			
TOTAL JUST VALUE										234,734																			
NCON VALUE										0																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										226,496																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3097	NEW CONSTR	98,769	07/19/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2547/1502	3/08/2022	WD	Q	I	01	271,500
GRANTOR:X&Y INGLEHAM LLC						
GRANTEE:WILCOX CELESTIAL CH						
2532/0913	2/15/2021	WD	U	I	11	100
GRANTOR:YANG XING BIAO &						
GRANTEE:X&Y INGLEHAM LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2007] W14 PTO=[YR=2007] N11 W13 S11 E13\$ W34 S17									
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6\$ E6 N3 E15 S5									
D2 L2 S15 FOP=[YR=2007] S6 E19 N6 W1 N4 W4 S4 W14\$ E14 N4									
E4 S4 E11 N36\$.									