LOT 103
AMHURST OAKS PB 7/180

VANHOVELN KYLE
45118 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0103-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

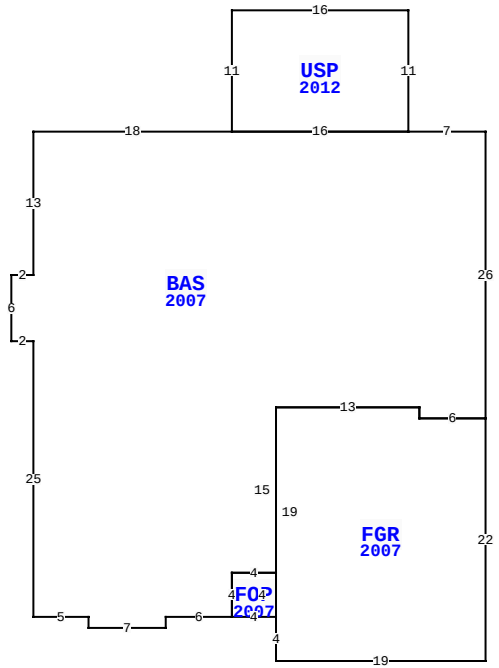
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,452	100	2007	1,452	172,657
FGR	431	55	2007	237	28,181
FOP	16	30	2007	5	594
USP	176	30	2012	53	6,302
TOTALS	2,075			1,747	207,736

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,747	129.2500	129.25	225,800	2007	2007	0	0	0	8.00	92.00

1 SINGLE FAM – 0% - 0 Heated Area: 1452 HX Base Yr



45118 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	207,736
TOTAL MARKET OB/XF VALUE	6,460
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	254,196
SOH/AGL Deduction	0
ASSESSED VALUE	254,196
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	254,196
TOTAL JUST VALUE	254,196
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3028	NEW CONSTR	107,394	03/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2768/1055	2/14/2025	WD	Q	I	01	319,000
GRANTOR: ROOSE KARA LYNN						
GRANTEE: VANHOVELN KYLE						
2503/1318	10/06/2021	WD	Q	I	01	253,000
GRANTOR: WHITEHEAD JAMI						
GRANTEE: ROOSE KARA LYNN & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W7 W16 W18 S13 W2 S6 E2 S25 E5 S1 E7 N1 E6 N4 E4 N15 E13 S1 E6 N26 $
FGR=[YR=2007;ORIG=-19,44] S4 E19 N22 W6 N1 W13 S19 $
USP=[YR=2012;ORIG=-7,0] N11 W16 S11 E16 $
FOP=[YR=2007;ORIG=-23,44] E4 N4 W4 S4 $
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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	0	0	0	638.00	SF	5.20	5.20	100	2007	2007	3	87	2,886	
2	0845	KOOL DECK	0	0	0	0	128.00	SF	7.25	7.25	100	2012	2012	3	92	854	
3	0861	POOL GUNIT	0	0	0	0	50.00	SF	85.00	85.00	100	2012	2012	3	64	2,720	

LAND DESCRIPTION

TOTAL OB/XF 6,460

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	0005	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 06/05/2025 BY TWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS