

**STONER STEPHEN JAMES & JEAN A L/E/
45106 INGLEHAM CIRCLE
CALLAHAN, FL 32011**

2025



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 70

Exterior Wall16WD FR STUC 30

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating TypeBedrooms04AIR DUCTED 100
3 100

Bathrooms2 100

Frame StoriesUnits02WOOD FRAME 100
1. 1. 100
0 100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7003.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,53610020071,536178,685

FGR44055200724228,152

FOP193020076698

FOP120302007364,188

TOTALS2,1151,820211,724

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDPHY FACTYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100200720073903,150

20811CONCRETE B010000749.00SF5.205.20100200720073873,388

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLUNIT TYPEDTDPHT FACT% COND TOT ADJUNIT PRICELAND VALUETOTAL OB/XFOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100000RL0.000.001.00LT1.001.001.0040,000.0040,000.0040,000

REVIEW DATE11/28/2022BYKWXTotal Acres: 0.00Total Land Value: 40,000Market: 0Agricultural: 0Common: 40,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYEBCONFNCTNORM% COND

010011,820125.2900125.29228,028200720090007.1592.85

NASSAU COUNTY PROPERTY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE211,724

TOTAL MARKET OB/XF VALUE6,538

TOTAL LAND VALUE - MARKET40,000

TOTAL MARKET VALUE258,262

SOH/AGL Deduction2,205

ASSESSED VALUE256,057

TOTAL EXEMPTION VALUEHX HB DX55,722

BASE TAXABLE VALUE200,335

TOTAL JUST VALUE258,262

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE248,841

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / I / RSN CD SALE PRICE

2654/10497/18/2023LEUII11100

GRANTOR: STONER STEPHEN JAMES

GRANTEE: GEORGE AMANDA CAROL

2562/08245/11/2022WDQIQI01295,000

GRANTOR: WALKER JEFFREY & JENN

GRANTEE: STONER STEPHEN JAME

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] W12 S10 E12 N10\$ S10 W34 S30
FGR=[YR=2007] S20 E22 N20 W22\$ E27 FOP=[YR=2007] S1 E7 N3
W5 D2 L2 \$ U2 R2 E5 S6 E12 N44\$.