LOT 106
AMHURST OAKS PB 7/180

WINN JACOB
45084 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0106-0000

BUILDING CHARACTERISTICS

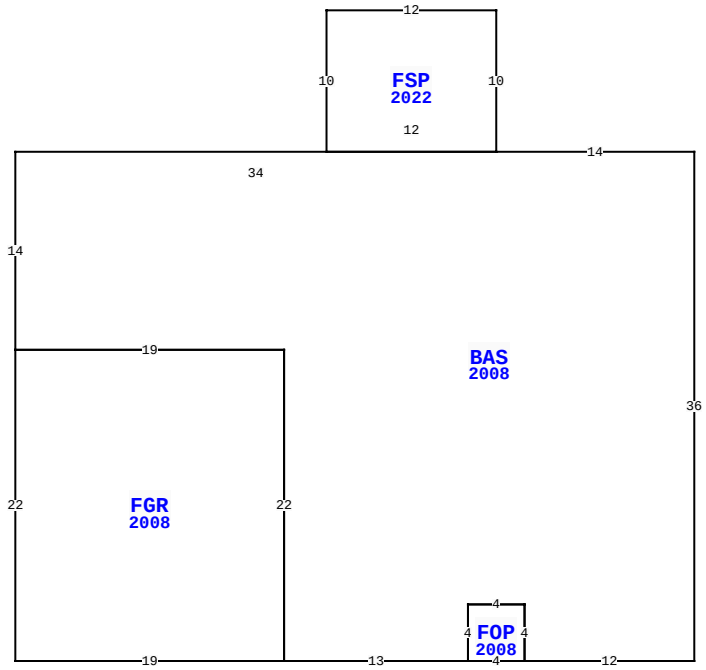
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,294	100	2008	1,294	152,267
FGR	418	55	2008	230	27,065
FOP	16	30	2008	5	589
FSP	120	40	2022	48	5,648
TOTALS	1,848			1,577	185,568

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,577	127.3470	127.35	200,831	2008	2008	0	0	0	7.60	92.40

1 SINGLE FAM – 0% - 2023 Heated Area: 1294 HX Base Yr



45084 INGLEHAM CIR, CALLAHAN

BLD DATE	07/02/2008	RK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	185,568
TOTAL MARKET OB/XF VALUE	2,965
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	228,533
SOH/AGL Deduction	0
ASSESSED VALUE	228,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,533
TOTAL JUST VALUE	228,533
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,238

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B083187	NEW CONSTR	91,794	03/25/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2607/0476	12/07/2022	WD	Q	I	01	285,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: WINN JACOB						
2556/1034	4/08/2022	WD	U	I	37	259,200
GRANTOR: ALDERMAN DION & LATAR						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FSP=[YR=2022] N10 W12 S10 E12$ W34 S14
FGR=[YR=2008] S22 E19 N22 W19 $ E19 S22 E13 FOP=[YR=2008]
E4 N4 W4 S4 $ N4 E4 S4 E12 N36 $.

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	648.00	SF	5.20	5.20	100	2008	2008	3	88	2,965	

LAND DESCRIPTION

TOTAL OB/XF 2,965

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	0003	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/28/2022 BY KWX Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS