LOT 110
AMHURST OAKS PB 7/180

BROWNING ERIC SHANE & ANGELA DANIELLE
45040 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

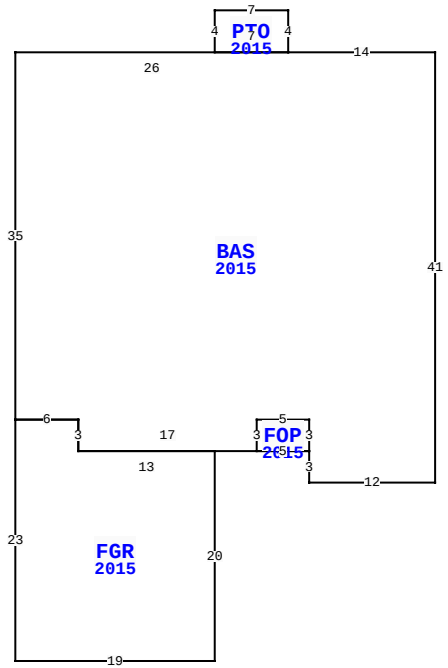
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,538	100	2015	1,538	178,654
FGR	398	55	2015	219	25,439
FOP	15	30	2015	4	465
PTO	28	5	2015	1	116
TOTALS	1,979			1,762	204,674

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	121.0000	121.00	213,202	2015	2015	0	0	0	4.00	96.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1538 HX Base Yr 2022



45040 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		204,674
TOTAL MARKET OB/XF VALUE		4,502
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		249,176
SOH/AGL Deduction		43,574
ASSESSED VALUE		205,602
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		149,880
TOTAL JUST VALUE		249,176
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,955

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4135	ADDITION	0	07/01/2017
3932	NEW CONSTR	159,999	05/11/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/1739	3/13/2021	WD	Q	I	01	235,000
GRANTOR: ISRAEL ARTHUR S						
GRANTEE: BROWNING ERIC SHANE						
2261/1928	3/13/2019	WD	Q	I	01	182,000
GRANTOR: BELL WILLIAM J III &						
GRANTEE: ISRAEL ARTHUR S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N4 W7 S4 E7$W26 S35 FGR=[YR=2015] S23 E19 N20 W13 N3 W6$ E6 S3 E17 FOP=[YR=2015] N3 E5 S3 W5$ E5 S3 E12 N41$.

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	0810	CONCRETE A	0	100	0	0	729.00	SF	6.50	6.50	100	2015	2015	3	95	4,502	

LAND DESCRIPTION

TOTAL OB/XF 4,502

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

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS