LOT 113
AMHURST OAKS PB 7/180

AMBRALLY NESSA
45135 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0113-0000

BUILDING CHARACTERISTICS

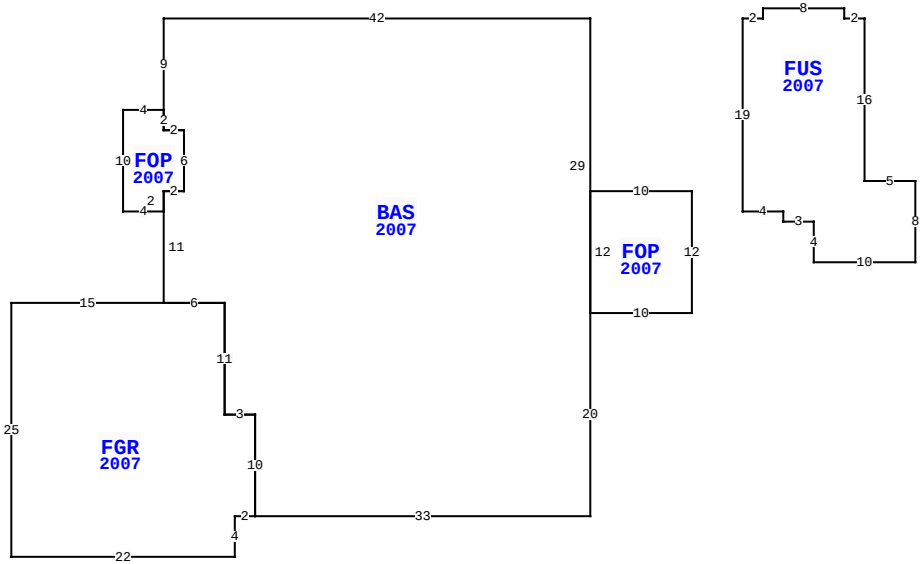
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,890	100	2007	1,890	210,625
FGR	559	55	2007	307	34,212
FOP	52	30	2007	16	1,783
FOP	120	30	2007	36	4,012
FUS	304	100	2007	304	33,878
TOTALS	2,925			2,553	284,510

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,553	121.3344	121.33	309,755	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2024 Heated Area: 2194 HX Base Yr 2024



45135 INGLEHAM CIR, CALLAHAN

BLD DATE		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		284,510
TOTAL MARKET OB/XF VALUE		6,231
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		330,741
SOH/AGL Deduction		3,399
ASSESSED VALUE		327,342
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		276,620
TOTAL JUST VALUE		330,741
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,117

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4613E	ELEC OTHER	0	10/21/2022
3067	NEW CONSTR	136,332	05/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2577/1198	7/12/2022	WD	Q	I	01	349,900
GRANTOR: WRIGHT BILLY W JR						
GRANTEE: AMBRALLY NESSA						
1527/0420	9/26/2007	WD	Q	I		240,200
GRANTOR: TOUSA HOMES INC						
GRANTEE: WRIGHT BILLY W JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W42 S9 FOP=[YR=2007] W4 S10 E4 N2 E2 N6 W2 N2$ S2 E2 S6 W2 S11 FGR=[YR=2007] W15 S25 E22 N4 E2 N10 W3 N11 W6$ E6 S11 E3 S10 E33 N20 FOP=[YR=2007] E10 N12 W10 S12$ N29$ PTR=E15 FUS=[YR=2007] E2 N1 E8 S1 E2 S16 E5 S8 W10 N4 W3 N1 W4 N19$ W15$.

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	100	0	0	800.00	SF	5.20	5.20	100	2007	2007	3	87	3,619	
2	0476	VF 6 SBPL	0	100	0	0	104.00	LF	32.00	32.00	100	2008	2008	3	72	2,396	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	72	216	

LAND DESCRIPTION

TOTAL OB/XF 6,231

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	0006	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 KWA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS