LOT 119
AMHURST OAKS PB 7/180

LINCOLN GABRELLE B L/E/
45517 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0119-0000

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

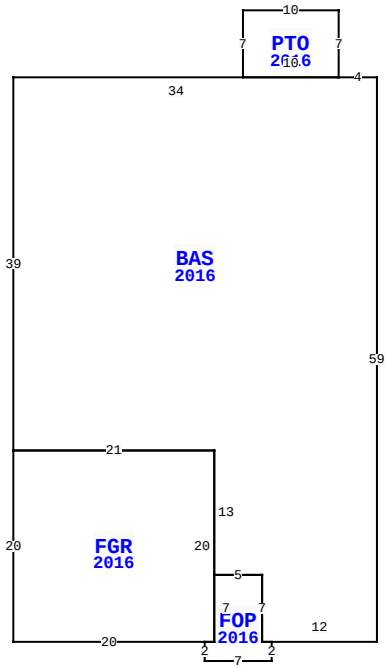
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,787	100	2016	1,787	202,624
FGR	420	55	2016	231	26,193
FOP	49	30	2016	15	1,701
PTO	70	5	2016	4	454
TOTALS	2,326			2,037	230,971

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,037	117.5020	117.50	239,348	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1787 HX Base Yr 2017



45517 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		230,971
TOTAL MARKET OB/XF VALUE		9,128
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		280,099
SOH/AGL Deduction		161,200
ASSESSED VALUE		118,899
TOTAL EXEMPTION VALUE	HX HB WX DX	60,722
BASE TAXABLE VALUE		58,177
TOTAL JUST VALUE		280,099
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,848

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4014	NEW CONSTR	0	02/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2639/1000	5/15/2023	LE	U	I	11	100
GRANTOR: LINCOLN GABRIELLE						
GRANTEE: LINCOLN GABRIELLE R						
2053/1510	6/17/2016	SW	Q	I	02	135,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: LINCOLN GABRELLE B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W4 PTO=[YR=2016] N7 W10 S7 E10$ W34 S39
FGR=[YR=2016] S20 E20 FOP=[YR=2016] S2 E7 N2 W1 N7 W5 S7 W1$
E1 N20 W21$ E21 S13 E5 S7 E12 N59$.

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	704.00	SF	6.50	6.50	100	2016	2016	3	95	4,347	
2	0476	VF 6 SBPL	0	100	0	0	166.00	LF	32.00	32.00	100	2017	2017	3	90	4,781	

LAND DESCRIPTION

TOTAL OB/XF 9,128

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 08/23/2022 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS