LOT 122
AMHURST OAKS PB 7/180

DEAN JUSTIN WAYNE
45485 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0122-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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

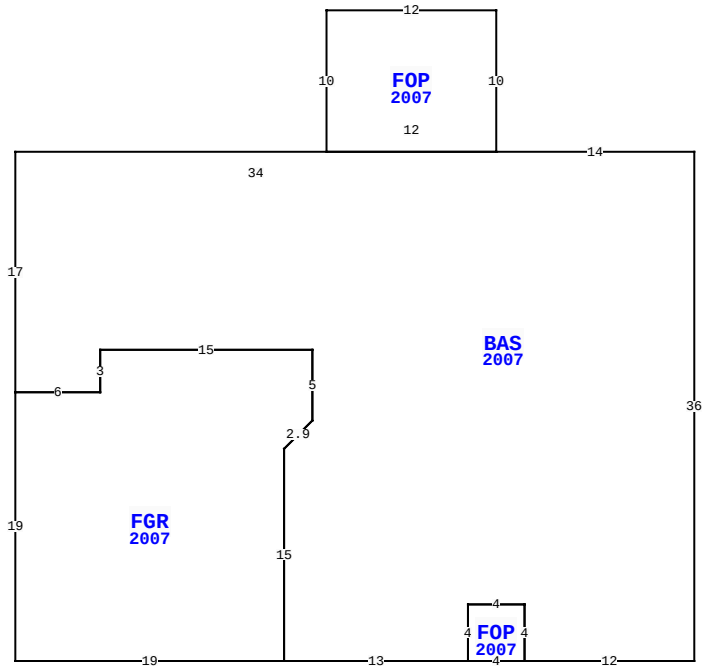
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	2007	1,300	153,531
FGR	412	55	2007	227	26,809
FOP	16	30	2007	5	591
FOP	120	30	2007	36	4,252
TOTALS	1,848			1,568	185,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,568	128.5812	128.58	201,613	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 0% - 2023 Heated Area: 1300 HX Base Yr



BLD DATE	07/05/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

45485 INGLEHAM CIR, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	185,182
TOTAL MARKET OB/XF VALUE	3,502
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	228,684
SOH/AGL Deduction	0
ASSESSED VALUE	228,684
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	228,684
TOTAL JUST VALUE	228,684
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,421

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3043	NEW CONSTR	86,232	07/27/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2556/1955	4/15/2022	WD	Q	I	01	270,000
GRANTOR: WHEELER CLIFFTON M						
GRANTEE: DEAN JUSTIN WAYNE						
1716/0182	12/20/2010	WD	U	I	38	99,000
GRANTOR: SYKES JASON & AILEEN						
GRANTEE: WHEELER CLIFFTON M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2007] N10 W12 S10 E12$ W34 S17
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6$ E6 N3 E15 S5
D2 L2 S15 E13 FOP=[YR=2007] 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	774.00	SF	5.20	5.20	100	2007	2007	3	87	3,502	

LAND DESCRIPTION

TOTAL OB/XF 3,502

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	0	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 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