LOT 126
AMHURST OAKS PB 7/180

MURWIN MATHEW G
45439 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0126-0000

BUILDING CHARACTERISTICS

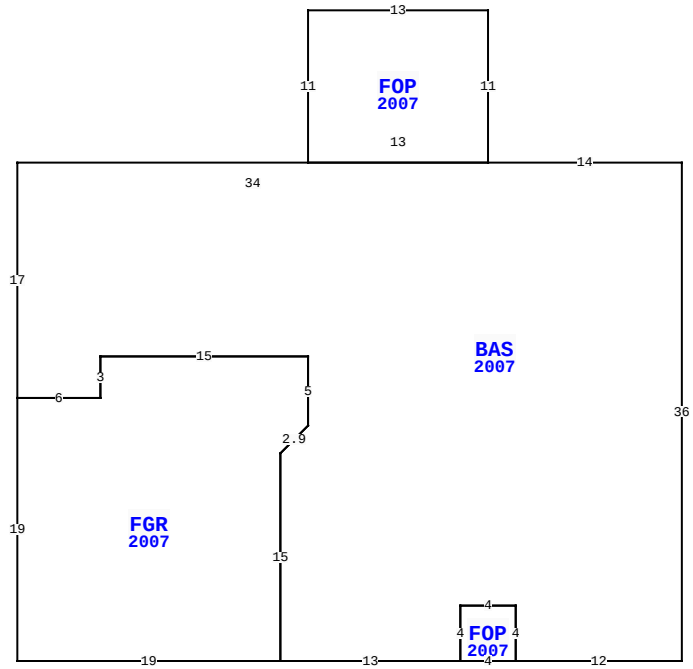
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	161,440
FGR	412	55	2007	227	28,190
FOP	16	30	2007	5	621
FOP	143	30	2007	43	5,340
TOTALS	1,871			1,575	195,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,575	132.9570	132.96	209,412	2007	2010	0	0	0	6.60	93.40

1 SINGLE FAM – 100% - 2021 Heated Area: 1300 HX Base Yr 2021



45439 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		195,591
TOTAL MARKET OB/XF VALUE		3,465
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		239,056
SOH/AGL Deduction		68,489
ASSESSED VALUE		170,567
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		114,845
TOTAL JUST VALUE		239,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		230,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B224519	REMODEL	105,000	04/01/2022
3103	NEW CONSTR	105,000	07/30/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2414/0162	12/03/2020	WD	Q	I	01	214,000
GRANTOR: COLE TAMMY						
GRANTEE: MURWIN MATHEW G						
2203/1533	6/14/2018	WD	Q	I	01	156,000
GRANTOR: BRADDOCK RONALD D & K						
GRANTEE: COLE TAMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2007] N11 W13 S11 E13$ 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	100	0	0	766.00	SF	5.20	5.20	100	2007	2007	3	87	3,465	

LAND DESCRIPTION

TOTAL OB/XF 3,465

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