LOT 128
AMHURST OAKS PB 7/180

HUNTER VIRGINIA LEE
45375 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0128-0000

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

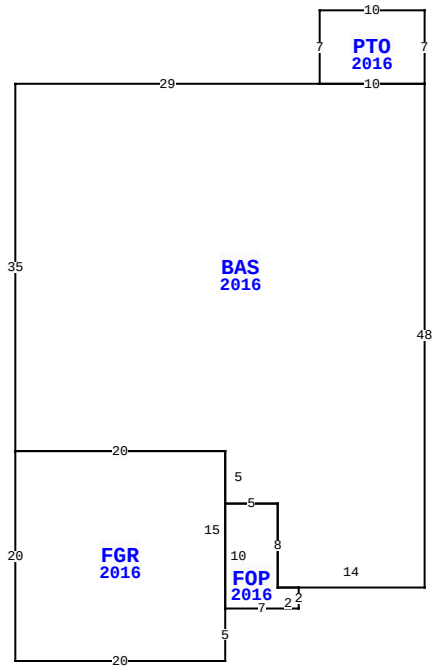
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 07
NEIGHBORHOOD/LOC 7003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,572	100	2016	1,572	183,555
FGR	400	55	2016	220	25,688
FOP	54	30	2016	16	1,868
PTO	70	5	2016	4	467
TOTALS	2,096			1,812	211,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,812	121.0000	121.00	219,252	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1572 HX Base Yr



45375 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		211,578
TOTAL MARKET OB/XF VALUE		10,188
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		261,766
SOH/AGL Deduction		3,754
ASSESSED VALUE		258,012
TOTAL EXEMPTION VALUE	13	258,012
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		261,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		252,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-4708	ROOF		10/27/2023
4009	NEW CONSTR	0	01/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2528/0700	12/10/2021	WD	Q	I	01	260,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: HUNTER WILLIAM ROBE						
2498/0684	9/16/2021	WD	U	I	37	257,200
GRANTOR: RICKMAN THOMAS D						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W10 S7 BAS=[YR=2016] W29 S35 FGR=[YR=2016] S20 E20 N5 FOP=[YR=2016] E7 N2 W2 N8 W5 S10$ N15 W20$ E20 S5 E5 S8 E14 N48 W10$ E10 N7$.

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	871.00	SF	6.50	6.50	100	2016	2016	3	95	5,378	
2	0476	VF 6 SBPL	0	100	0	0	167.00	LF	32.00	32.00	100	2017	2017	3	90	4,810	

LAND DESCRIPTION

TOTAL OB/XF 10,188

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