



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	21	STONE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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	1,497	100	2007	1,497	178,572
FGR	431	55	2007	237	28,271
FOP	21	30	2007	6	716
PTO	143	5	2007	7	835
TOTALS	2,092			1,747	208,393

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	706.00	SF	5.20	5.20	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
3	1076	TRELLIS A	0	100	11	13	143.00	SF	7.50	7.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0006	RL	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,747	129.8000	129.80	226,761	2007	2007	0	0	8.10	91.90
1 SINGLE FAM - 100% - 2024 Heated Area: 1497 HX Base Yr 2024											

45337 INGLEHAM CIR, CALLAHAN				XF DATE		LAND DATE				
				INC DATE		AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
706.00	SF	5.20	5.20	100	2007	2007	3	87	3,194	
1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
143.00	SF	7.50	7.50	100	2015	2015	3	75	804	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			1
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 1		Tax Dist:	
BUILDING MARKET VALUE		208,393	
TOTAL MARKET OB/XF VALUE		7,148	
TOTAL LAND VALUE - MARKET		40,000	
TOTAL MARKET VALUE		255,541	
SOH/AGL Deduction		2,094	
ASSESSED VALUE		253,447	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		202,725	
TOTAL JUST VALUE		255,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		246,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3096	NEW CONSTR	102,960	07/19/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2629/0010	3/28/2023	WD	Q	I	02	295,000
GRANTOR: HOLTON ALEXIS CLARK &						
GRANTEE: PETTEWAY MARVIN R J						
2035/1627	3/10/2016	SW	U	I	18	106,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: HOLTON ALEXIS CLARK						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2007] W7 PTO=[YR=2007] N11 W13 S11 E13\$ W35 S13 W2 S6 E2 S25 E5 S1 E8 N1 E5 FOP=[YR=2007] S1 E5 FGR=[YR=2007] S3 E19 N22 W6 N1 W13 S20\$ N5 W4 S4 W1\$ E1 N4 E4 N15 E13 S1 E6 N26\$.											