LOT 133
AMHURST OAKS PB 7/180

STEPHENS CARL & CHRISTINA M
45301 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0133-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

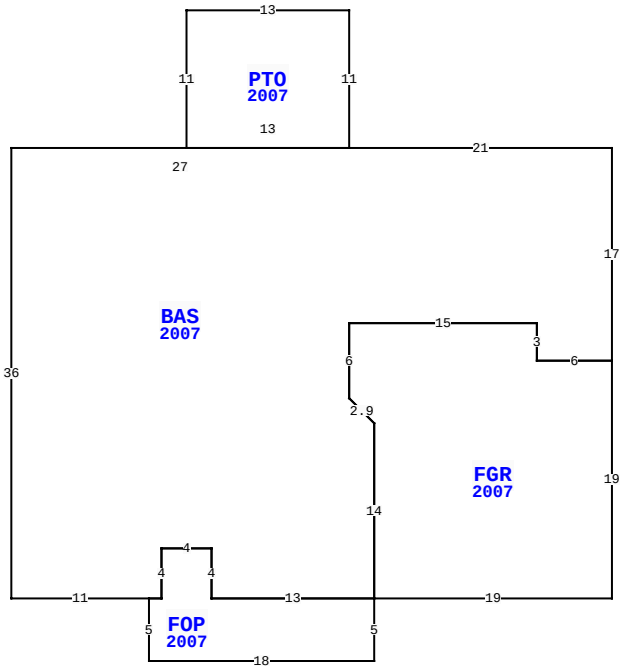
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,298	100	2007	1,298	155,798
FGR	414	55	2007	228	27,366
FOP	106	30	2007	32	3,841
PTO	143	5	2007	7	840
TOTALS	1,961			1,565	187,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,565	128.5812	128.58	201,228	2007	2010	0	0	0	6.65	93.35

1 SINGLE FAM – 100% - 2024 Heated Area: 1298 HX Base Yr 2024



45301 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		187,846
TOTAL MARKET OB/XF VALUE		4,049
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		231,895
SOH/AGL Deduction		1,909
ASSESSED VALUE		229,986
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,264
TOTAL JUST VALUE		231,895
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,504

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B224531	WINDOWS	0	04/01/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2522/1359	12/08/2021	WD	Q	I	01	233,500
GRANTOR: WEAVER TANNER B & KAI						
GRANTEE: STEPHENS CARL & CHR						
2221/1464	8/22/2018	WD	Q	I	01	170,000
GRANTOR: COTTON LINDSAY R & AL						
GRANTEE: WEAVER TANNER B & O						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N11 W13 S11 E13$ W27 S36 E11
FOP=[YR=2007] S5 E18 N5 W13 N4 W4 S4 W1$ E1 N4 E4 S4 E13
FGR=[YR=2007] E19 N19 W6 N3 W15 S6 D2 R2 S14$ N14 U2 L2
N6 E15 S3 E6 N17$.

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	895.00	SF	5.20	5.20	100	2007	2007	3	87	4,049	

LAND DESCRIPTION

TOTAL OB/XF 4,049

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