LOT 134
AMHURST OAKS PB 7/180

JACKSON CATHY R
45289 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0134-0000

BUILDING CHARACTERISTICS

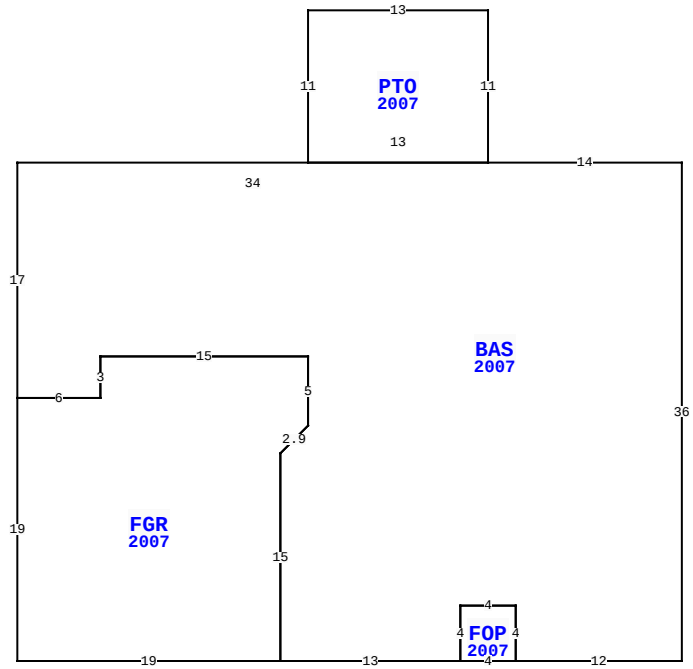
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
PTO	143	5	2007	7	827
TOTALS	1,871			1,539	181,757

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,539	128.5812	128.58	197,885	2007	2007	0	0	0	8.15	91.85

1 SINGLE FAM – 100% - 2025 Heated Area: 1300 HX Base Yr 2025



45289 INGLEHAM CIR, CALLAHAN

BLD DATE	08/31/2007 DJ	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		181,757
TOTAL MARKET OB/XF VALUE		3,420
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		225,177
SOH/AGL Deduction		111,305
ASSESSED VALUE		113,872
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,150
TOTAL JUST VALUE		225,177
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,067

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3060	NEW CONSTR	86,994	05/11/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2690/1465	1/24/2024	WD	Q	I	01	285,000
GRANTOR: MOORE RACHAEL						
GRANTEE: JACKSON CATHY R						
2621/1723	2/23/2023	WD	Q	I	01	270,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: MOORE RACHAEL & ALM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 PTO=[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	756.00	SF	5.20	5.20	100	2007	2007	3	87	3,420	

LAND DESCRIPTION

TOTAL OB/XF 3,420

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 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