LOT 135
IN OR 2050/941
AMHURST OAKS PB 7/180

MCKELLAR MICHAEL/AUKENS KATHERINE E
45277 INGLEHAM CIR
CALLAHAN, FL 32011

2025

51-2N-25-015A-0135-0000

BUILDING CHARACTERISTICS

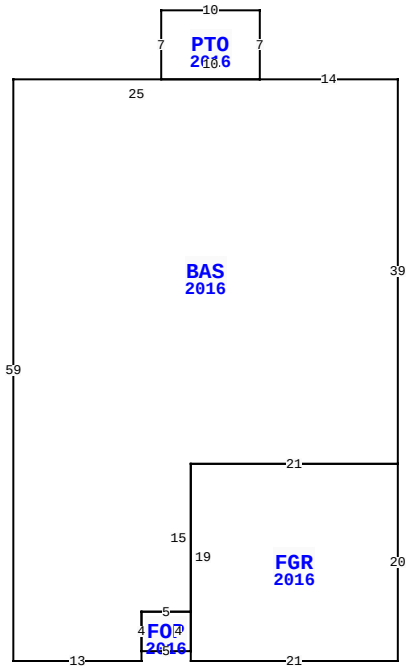
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,856	100	2016	1,856	210,447
FGR	420	55	2016	231	26,193
FOP	20	30	2016	6	680
PTO	70	5	2016	4	454
TOTALS	2,366			2,097	237,774

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,097	117.5020	117.50	246,398	2016	2016	0	0	0	3.50	96.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1856 HX Base Yr 2024



45277 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		237,774
TOTAL MARKET OB/XF VALUE		8,507
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		286,281
SOH/AGL Deduction		2,626
ASSESSED VALUE		283,655
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,933
TOTAL JUST VALUE		286,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4012	NEW CONSTR	0	02/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2050/0941	5/31/2016	SW	Q	I	01	148,000
GRANTOR: D R HORTON INC JACKSO						
GRANTEE: MCKELLAR MICHAEL &						
2027/0801	2/04/2016	SW	U	V	30	100,000
GRANTOR: SLV AMHURST OAKS LLC						
GRANTEE: D R HORTON INC JACK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 PTO=[YR=2016] N7 W10 S7 E10$ W25 S59 E13 N1 FOP=[YR=2016] E5 FGR=[YR=2016] S1 E21 N20 W21 S19$ N4 W5 S4$ N4 E5 N15 E21 N39$.

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	713.00	SF	6.50	6.50	100	2016	2016	3	95	4,403	
2	0476	VF 6 SBPL	0	100	0	0	135.00	LF	32.00	32.00	100	2020	2020	3	95	4,104	

LAND DESCRIPTION

TOTAL OB/XF 8,507

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