LOT 139
IN OR 1623/75
AMHURST OAKS PB 7/180

HENRY LINDA ANITA
45219 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0139-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

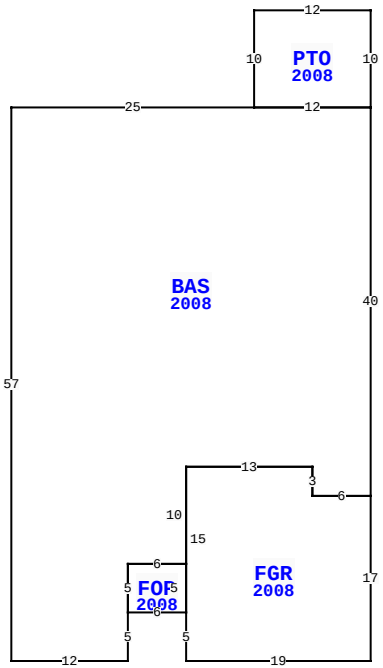
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,687	100	2008	1,687	185,682
FGR	362	55	2008	199	21,903
FOP	30	30	2008	9	991
PTO	120	5	2008	6	661
TOTALS	2,199			1,901	209,237

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,901	119.1190	119.12	226,447	2008	2008	0	0	0	7.60	92.40

1 SINGLE FAM – 100% - 2010 Heated Area: 1687 HX Base Yr 2010



45219 INGLEHAM CIR, CALLAHAN

BLD DATE	12/10/2008 RK	LGL DATE	
XF DATE	12/10/2008 RK	LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		209,237
TOTAL MARKET OB/XF VALUE		3,148
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		252,385
SOH/AGL Deduction		123,777
ASSESSED VALUE		128,608
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		77,886
TOTAL JUST VALUE		252,385
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		243,028

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/0075	5/28/2009	WD	Q	I	01	154,000
GRANTOR: TOUSA HOMES INC						
GRANTEE: HENRY LINDA ANITA						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2008] W12 S10 BAS=[YR=2008] W25 S57 E12 N5
FOP=[YR=2008] E6 FGR=[YR=2008] S5 E19 N17 W6 N3 W13 S15 $
N5 W6 S5 $ N5 E6 N10 E13 S3 E6 N40 W12 $ E12 N10 $.

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	688.00	SF	5.20	5.20	100	2008	2008	3	88	3,148	

LAND DESCRIPTION

TOTAL OB/XF 3,148

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	0003	RL	0.00	0.00	1.00	LT		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 12/05/2019 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS