LOT 140
IN OR 1575/1503
AMHURST OAKS PB 7/180

DAVIS SCOTT F SR & TAMMY L
45209 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2025

51-2N-25-015A-0140-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

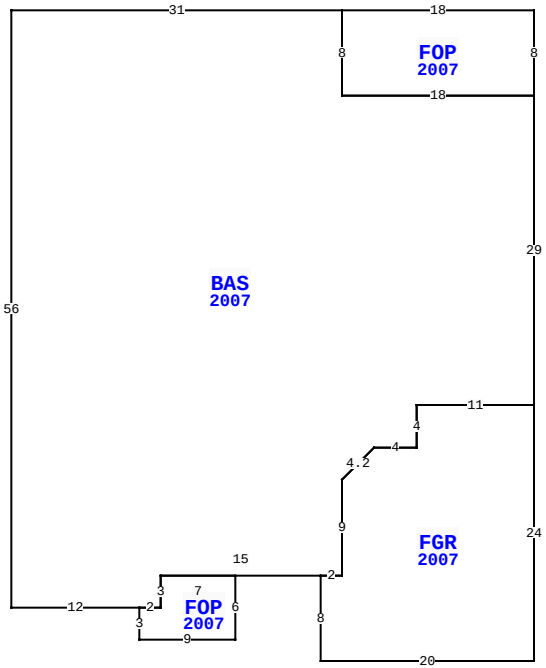
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,240	100	2007	2,240	241,078
FGR	416	55	2007	229	24,646
FOP	48	30	2007	14	1,507
FOP	144	30	2007	43	4,628
TOTALS	2,848			2,526	271,859

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,526	117.1104	117.11	295,820	2007	2007	0	0	0	8.10	91.90

1 SINGLE FAM – 100% - 2009 Heated Area: 2240 HX Base Yr 2009



45209 INGLEHAM CIR, CALLAHAN

BLD DATE	10/17/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		271,859
TOTAL MARKET OB/XF VALUE		6,842
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		318,701
SOH/AGL Deduction		156,221
ASSESSED VALUE		162,480
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		111,758
TOTAL JUST VALUE		318,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3081	NEW CONSTR	116,994	06/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1575/1503	7/08/2008	WD	Q	I		206,200
GRANTOR: TOUSA HOMES INC						
GRANTEE: DAVIS SCOTT F SR &						
1438/1860	8/23/2006	WD	U	V	19	4,230,000
GRANTOR: AMHURST OAKS LLC						
GRANTEE: TOUSA HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2007] W18 BAS=[YR=2007] W31 S56 E12 FOP=[YR=2007] S3 E9 N6 W7 S3 W2 $ E2 N3 E15 FGR=[YR=2007] S8 E20 N24 W11 S4 W4 D3 L3 S9 W2$ E2 N9 U3 R3 E4 N4 E11 N29 W18 N8 $ S8 E18 N8$.

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	816.00	SF	5.20	5.20	100	2007	2007	3	87	3,692	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	

LAND DESCRIPTION

TOTAL OB/XF 6,842

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 04/23/2020 BY KBA Total Acres: 0.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/30/2025 BY SYS