LOT 58
AMHURST OAKS PB 7/180

BRANDT STEPHEN MICHAEL/BRANDT SAMANTHA PAIGE BOUCH
45075 INGLEHAM CIR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

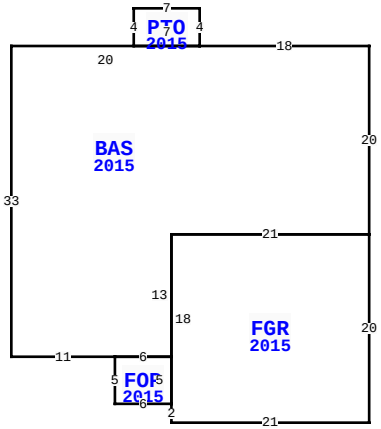
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 07
NEIGHBORHOOD/LOC	7003.00	

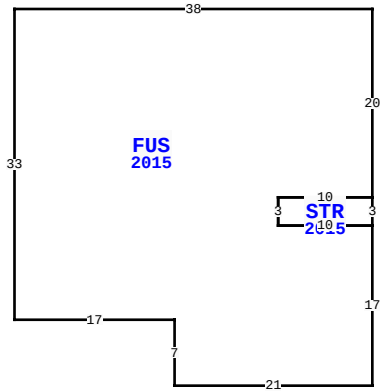
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	981	100	2015	981	107,092
FGR	420	55	2015	231	25,218
FOP	30	30	2015	9	983
FUS	1,371	100	2015	1,371	149,667
PTO	28	5	2015	1	109
STR	30	10	2015	3	328
TOTALS	2,860			2,596	283,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,596	108.8640	114.31	296,749	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2025 Heated Area: 2352 HX Base Yr 2025





45075 INGLEHAM CIR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		283,395
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		324,395
SOH/AGL Deduction		80,681
ASSESSED VALUE		243,714
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		192,303
TOTAL JUST VALUE		324,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		331,881

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3926	NEW CONSTR	212,000	04/24/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2740/501	9/25/2024	WD	Q	I	02	358,000
GRANTOR: MARTIN CHARLES F JR &						
GRANTEE: BRANDT STEPHEN MICH						
2414/0557	11/16/2020	WD	Q	I	01	242,000
GRANTOR: GARMON RANDALL G & CA						
GRANTEE: MARTIN CHARLES F JR						

BUILDING NOTES

EXTRA FEATURES

L N	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

BUILDING DIMENSIONS

FUS=[YR=2015;ORIG=20,0] E38 S20 W10 S3 E10 S17 W21 N7 W17 N33 $
BAS=[YR=2015;ORIG=0,0] W18 W20 S33 E11 E6 N13 E21 N20 $
FGR=[YR=2015;ORIG=-21,38] S2 E21 N20 W21 S18 $
FOP=[YR=2015;ORIG=-27,33] S5 E6 N5 W6 $
STR=[YR=2015;ORIG=58,20] W10 S3 E10 N3 $
PTO=[YR=2015;ORIG=-18,0] N4 W7 S4 E7 $
PTR=[ORIG=0,0] E20 W20 $
.

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	41,000.00	41,000.00	41,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 07/09/2026 BY SYS