LOT 69
AMHURST OAKS PB 7/180

BENNETT CLINTON NEAL L/E/
45470 INGLEHAM CIR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0069-0000

BUILDING CHARACTERISTICS

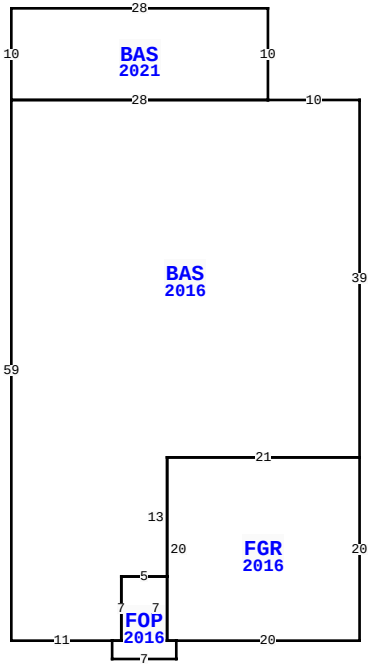
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,787	100	2016	1,787	199,364
BAS	280	100	2021	280	31,238
FGR	420	55	2016	231	25,771
FOP	49	30	2016	15	1,673
TOTALS	2,536			2,313	258,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,313	110.1030	115.61	267,406	2016	2017	0	0	0	3.50	96.50

1 SINGLE FAM 100% - 2021 Heated Area: 2067 HX Base Yr 2021



45470 INGLEHAM CIR, CALLAHAN

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

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 1

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	258,047
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	299,047
SOH/AGL Deduction	66,424
ASSESSED VALUE	232,623
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	181,212
TOTAL JUST VALUE	299,047
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	304,134

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E4572	SOLAR	0	07/01/2022
4376	REMODEL	25,000	03/25/2021
3979	NEW CONSTR	153,000	11/12/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2411/1488	11/19/2020	LE	U	I	11	100
GRANTOR: BENNETT CLINTON NEAL						
GRANTEE: BENNETT MICHAEL NEA						
2379/1128	7/27/2020	WD	Q	I	01	212,000
GRANTOR: LENOX PATRICIA D						
GRANTEE: BENNETT CLINTON NEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 BAS=[YR=2021] N10 W28 S10 E28$ W28 S59 E11 FOP=[YR=2016] S2 E7 N2 FGR=[YR=2016] E20 N20 W21 S20 E1$ W1 N7 W5 S7 W1$ E1 N7 E5 N13 E21 N39$.

LAND DESCRIPTION

TOTAL OB/XF 0

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	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