LOT 78
AMHURST OAKS PB 7/180

ROSS KELLY & CLINTON
45382 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2026

51-2N-25-015A-0078-0000

BUILDING CHARACTERISTICS

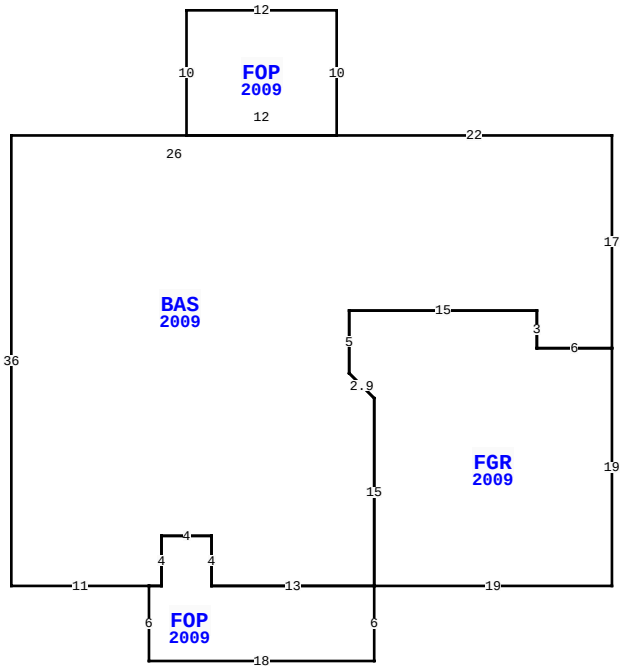
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,300	100	2009	1,300	148,945
FGR	412	55	2009	227	26,008
FOP	120	30	2009	36	4,124
FOP	124	30	2009	37	4,239
TOTALS	1,956			1,600	183,317

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,600	118.0242	123.93	198,288	2009	2009	0	0	0	7.55	92.45

1 SINGLE FAM 100% - 2022 Heated Area: 1300 HX Base Yr 2022



45382 INGLEHAM CIR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		183,317
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		224,317
SOH/AGL Deduction		16,599
ASSESSED VALUE		207,718
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		156,307
TOTAL JUST VALUE		224,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		232,113

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3271	NEW CONST	0	01/15/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/261	8/13/2023	QC	U	I	11	100
GRANTOR: ROSS KELLY F/K/A KELL						
GRANTEE: ROSS KELLY & CLINTO						
1620/0853	5/14/2009	WD	Q	I	01	152,100
GRANTOR: TOUSA HOMES INC						
GRANTEE: THOMAS KELLY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W22 FOP=[YR=2009] N10 W12 S10 E12$ W26 S36 E11
FOP=[YR=2009] S6 E18 N6 W13 N4 W4 S4 W1$ E1 N4 E4 S4 E13
FGR=[YR=2009] E19 N19 W6 N3 W15 S5 D2 R2 S15$ N15 L2 U2
N5 E15 S3 E6 N17$.

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

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 41,000 Market: 0 Agricultural: 0 Common: 41,000 PRINTED 07/09/2026 BY SYS