LOT 80
IN OR 2095/1313
AMHURST OAKS PB 7/180

SPEARS MICHELLE L
45368 INGLEHAM CIR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0080-0000

BUILDING CHARACTERISTICS

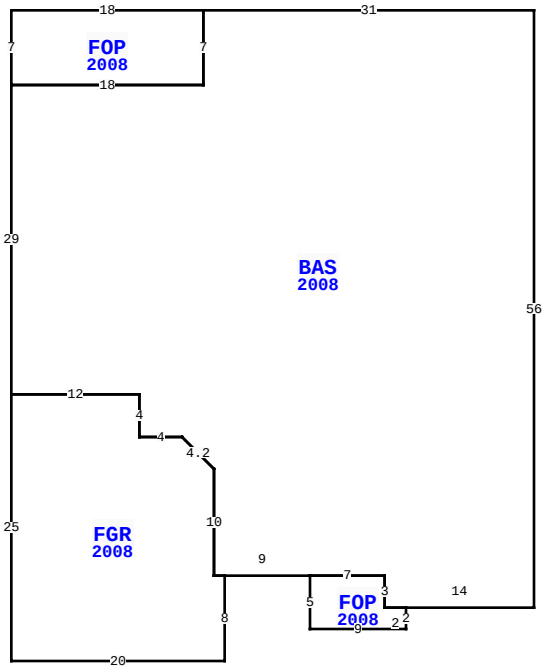
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	21	STONE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	2,223	100	2008	2,223	242,620
FGR	451	55	2008	248	27,067
FOP	39	30	2008	12	1,309
FOP	126	30	2008	38	4,148
TOTALS	2,839			2,521	275,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,521	113.6016	119.28	300,705	2008	2008	0	0	0	8.50	91.50

1 SINGLE FAM 100% - 2020 Heated Area: 2223 HX Base Yr 2020



45368 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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2008	2008	04	85	42,500	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		275,145
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		358,645
SOH/AGL Deduction		101,695
ASSESSED VALUE		256,950
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		205,539
TOTAL JUST VALUE		358,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		351,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C083185	ADDITION	34,000	03/27/2008
3152	NEW CONSTR	116,994	12/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2095/1313	1/17/2017	WD	Q	I	01	239,000
GRANTOR: ROGERS LARRY & VICKY						
GRANTEE: SPEARS MICHELLE L						
1822/0095	10/29/2012	WD	Q	I	02	143,000
GRANTOR: BARNES KEVIN & ANGELA						
GRANTEE: ROGER LARRY & VICKY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W31 FOP=[YR=2008] W18 S7 E18 N7 $ S7 W18 S29
FGR=[YR=2008] S25 E20 N8 W1 N10 U3 L3 W4 N4 W12 $ E12 S4
E4 D3 R3 S10 E9 FOP=[YR=2008] S5 E9 N2 W2 N3 W7 $ E7 S3
E14 N56 $.

LAND DESCRIPTION

TOTAL OB/XF 42,500

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