LOT 82
AMHURST OAKS PB 7/180

MARTIN PHILIP & PATSY
45348 INGLEHAM CIR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0082-0000

BUILDING CHARACTERISTICS

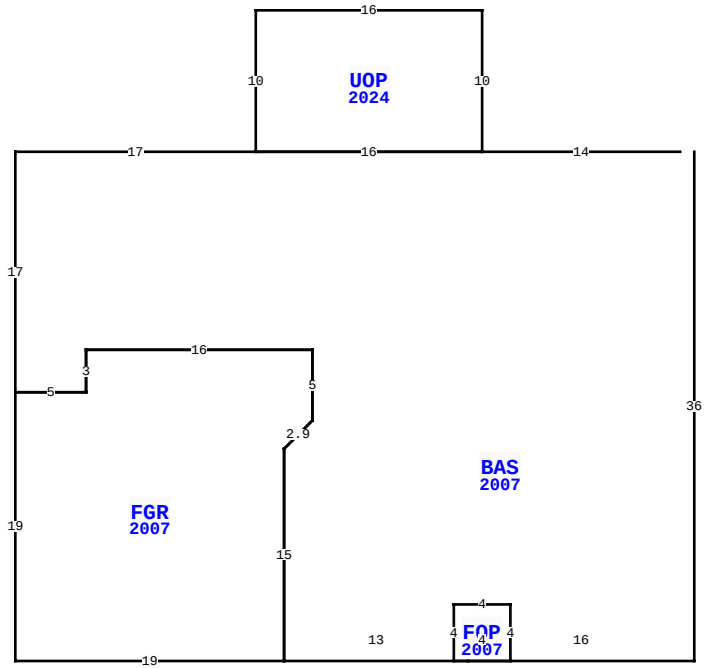
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,313	100	2007	1,313	159,835
FGR	415	55	2007	228	27,755
FOP	16	30	2007	5	608
UOP	160	20	2024	32	3,895
TOTALS	1,904			1,578	192,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,578	126.9135	133.26	210,284	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 100% - 2017 Heated Area: 1313 HX Base Yr 2017



45348 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		192,094
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		236,209
SOH/AGL Deduction		66,587
ASSESSED VALUE		169,622
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		118,211
TOTAL JUST VALUE		236,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		239,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M4692	AC		09/05/2023
3052	NEW CONSTR	88,644	05/09/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0357	1/25/2023	QC	U	I	11	100
GRANTOR: MARTIN PATSY LYNN						
GRANTEE: MARTIN PHILIP & PAT						
2495/0911	9/09/2021	QC	U	I	11	100
GRANTOR: FOSHEE PATRICIA L						
GRANTEE: MARTIN PATSY L						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	89	3,115	

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W14 W16 W17 S17 E5 N3 E16 S5 D2L2 S15 E13 E16 N36 $
FGR=[YR=2007;ORIG=-47,17] S19 E19 N15 U2R2 N5 W16 S3 W5 $
UOP=[YR=2024;ORIG=-14,0] N10 W16 S10 E16 $
FOP=[YR=2007;ORIG=-16,36] E4 N4 W4 S4 $
.

LAND DESCRIPTION

TOTAL OB/XF 3,115

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