LOT 86
AMHURST OAKS PB 7/180

MILEY BLAIRE BAKER
45304 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2026

51-2N-25-015A-0086-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

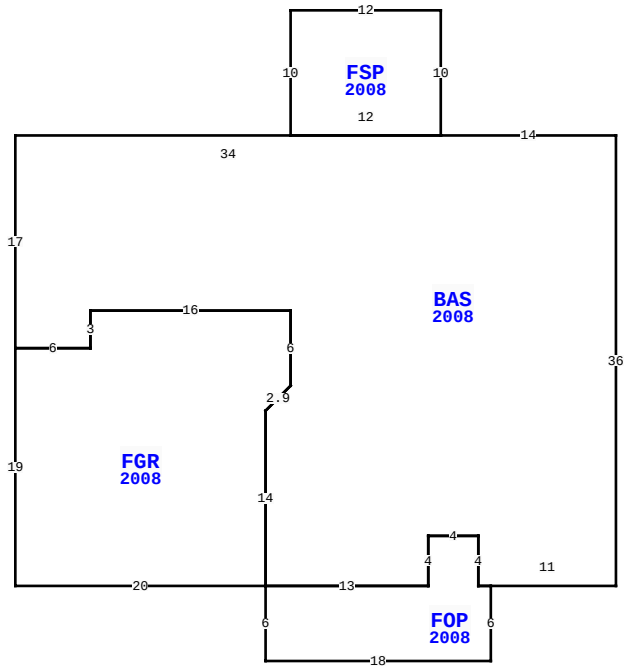
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,276	100	2008	1,276	156,267
FGR	436	55	2008	240	29,391
FOP	124	30	2008	37	4,532
FSP	120	40	2008	48	5,878
TOTALS	1,956			1,601	196,068

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,601	126.9135	133.26	213,349	2008	2008	0	0	0	8.10	91.90

1 SINGLE FAM 100% - 2026 Heated Area: 1276 HX Base Yr 2026



45304 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		196,068
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		237,068
SOH/AGL Deduction		0
ASSESSED VALUE		237,068
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		185,657
TOTAL JUST VALUE		237,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		240,617

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3144	NEW CONSTR	116,994	10/29/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/593	4/30/2025	WD	Q	I	01	260,000
GRANTOR: ZUCKER SHERYL L						
GRANTEE: MILEY BLAIRE BAKER						
2748/404	11/04/2024	LE	U	I	11	100
GRANTOR: BESSENT VIVIAN						
GRANTEE: ZUCKER SHERYL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W14 FSP=[YR=2008] N10 W12 S10 E12$ W34 S17 FGR=[YR=2008] S19 E20 N14 U2 R2 N6 W16 S3 W6$ E6 N3 E16 S6 D2 L2 S14 FOP=[YR=2008] S6 E18 N6 W1 N4 W4 S4 W13$ E13 N4 E4 S4 E11 N36$.

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