LOT 96
AMHURST OAKS PB 7/180

CREWS JERICA LYNN
45182 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2026

51-2N-25-015A-0096-0000

BUILDING CHARACTERISTICS

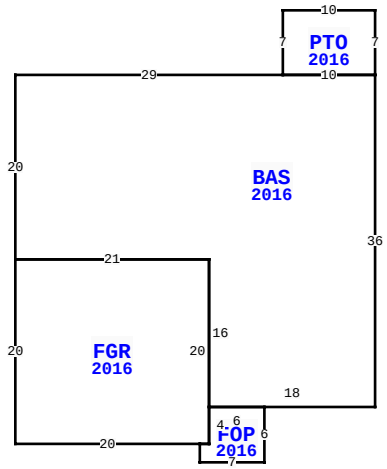
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	

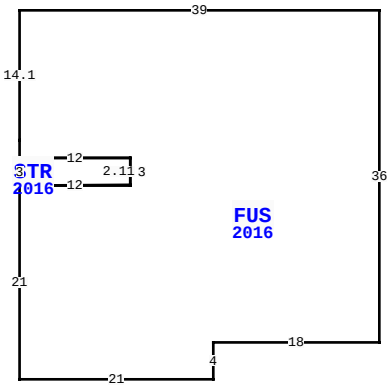
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,068	100	2016	1,068	118,286
FGR	420	55	2016	231	25,584
FOP	38	30	2016	11	1,218
FUS	1,452	100	2016	1,452	160,816
PTO	70	5	2016	4	443
STR	36	10	2016	4	443
TOTALS	3,084			2,770	306,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,770	109.8720	115.37	319,575	2016	2016	0	0	0	4.00	96.00

1 SINGLE FAM 100% - 2023 Heated Area: 2520 HX Base Yr 2023





45182 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		306,792
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		347,792
SOH/AGL Deduction		0
ASSESSED VALUE		347,792
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		296,381
TOTAL JUST VALUE		347,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3997	NEW CONSTR	189,990	12/28/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2458/0575	4/23/2021	WD	Q	I	01	290,500
GRANTOR: POWELL SAMUEL W & ASH						
GRANTEE: CREWS JERICA LYNN						
2041/1099	4/20/2016	SW	Q	I	01	175,600
GRANTOR: D R HORTON INC-JACKSO						
GRANTEE: POWELL SAMUEL W & A						

BUILDING NOTES

BUILDING DIMENSIONS

FUS=[YR=2016;ORIG=20,0] E39 S36 W18 S4 W21 N21 E12 N3 W12 U1.11L0 U14.1R0 $
BAS=[YR=2016;ORIG=-10,7] W29 S20 E21 S16 E18 N36 W10 $
FGR=[YR=2016;ORIG=-39,27] S20 E20 E1 N20 W21 $
PTO=[YR=2016;ORIG=0,0] W10 S7 E10 N7 $
FOP=[YR=2016;ORIG=-19,47] S2 E7 N6 W6 S4 W1 $
STR=[YR=2016;ORIG=20,19] U0.1R12 U2.11L0 U0L12 D3R0 $
PTR=[ORIG=0,0] E20 W20 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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