LOT 100
AMHURST OAKS PB 7/180

HAMM JESSE RAY
45152 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2026

51-2N-25-015A-0100-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

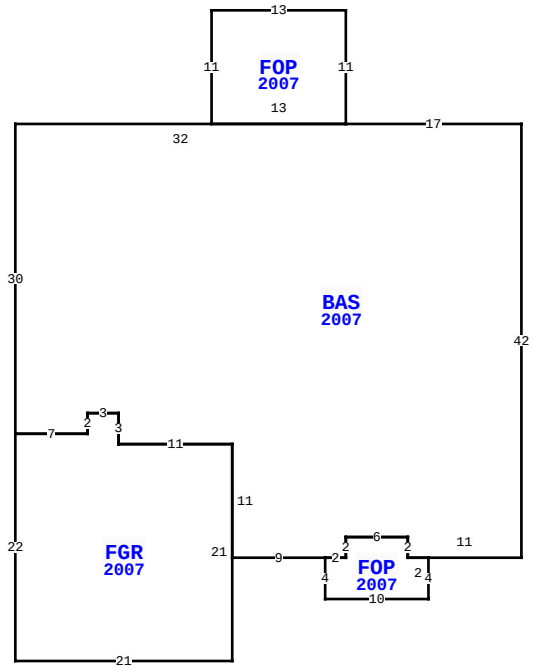
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,799	100	2007	1,799	200,570
FGR	457	55	2007	251	27,984
FOP	52	30	2007	16	1,784
FOP	143	30	2007	43	4,794
TOTALS	2,451			2,109	235,132

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,109	116.1741	121.98	257,256	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2025 Heated Area: 1799 HX Base Yr 2025



45152 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		235,132
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		276,132
SOH/AGL Deduction		0
ASSESSED VALUE		276,132
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		224,721
TOTAL JUST VALUE		276,132
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		280,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3077	NEW CONSTR	116,052	06/25/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2695/1605	2/23/2024	WD	Q	I	01	320,000
GRANTOR: THRIFT ROBERT III						
GRANTEE: HAMM JESSE RAY						
2397/0535	9/25/2020	WD	Q	I	01	222,900
GRANTOR: HAUGH RYAN A & DEVIN						
GRANTEE: THRIFT ROBERT III						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W17 FOP=[YR=2007] N11 W13 S11 E13$ W32 S30
FGR=[YR=2007] S22 E21 N21 W11 N3 W3 S2 W7$ E7 N2 E3 S3 E11
S11 E9 FOP=[YR=2007] S4 E10 N4 W2 N2 W6 S2 W2$ E2 N2 E6 S2
E11 N42$.

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