LOT 101
IN OR 1963/1619
AMHURST OAKS PB 7/180

DOLLEY PAMELA
45142 INGLEHAM CIR
CALLAHAN, FL 32011

**2026**

**51-2N-25-015A-0101-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 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 | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| 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 |

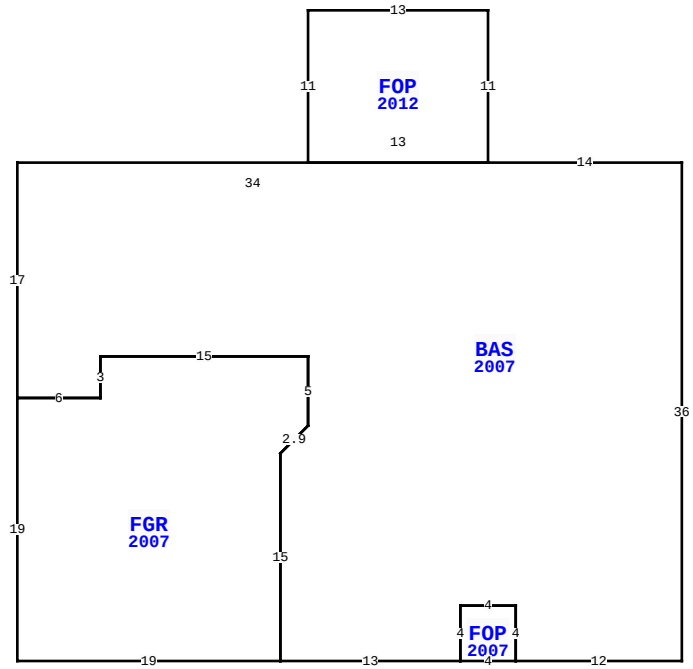
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 07 |
| NEIGHBORHOOD/LOC | 7003.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,300 | 100 | 2007 | 1,300 | 153,040 |
| FGR | 412 | 55 | 2007 | 227 | 26,723 |
| FOP | 16 | 30 | 2007 | 5 | 588 |
| FOP | 143 | 30 | 2012 | 43 | 5,062 |
| TOTALS | 1,871 | | | 1,575 | 185,413 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,575 | 122.7366 | 128.87 | 202,970 | 2007 | 2007 | 0 | 0 | 0 | 8.65 | 91.35 |

1 SINGLE FAM 100% - 2016 Heated Area: 1300 HX Base Yr 2016




45142 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 | | 185,413 |
| TOTAL MARKET OB/XF VALUE | | 1,750 |
| TOTAL LAND VALUE - MARKET | | 41,000 |
| TOTAL MARKET VALUE | | 228,163 |
| SOH/AGL Deduction | | 112,584 |
| ASSESSED VALUE | | 115,579 |
| TOTAL EXEMPTION VALUE | HX HB WX SX | 106,411 |
| BASE TAXABLE VALUE | | 9,168 |
| TOTAL JUST VALUE | | 228,163 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 231,564 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3044 | NEW CONSTR | 84,114 | 04/25/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1963/1619 | 2/20/2015 | WD | Q | I | 02 | 115,000 |
| GRANTOR: BOWLES CHRIS & JANA R | | | | | | |
| GRANTEE: DOLLEY PAMELA | | | | | | |
| 1521/1703 | 8/28/2007 | WD | Q | I | | 140,500 |
| GRANTOR: TOUSA HOMES INC | | | | | | |
| GRANTEE: BOWLES CHRIS & JANA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W14 FOP=[YR=2012] N11 W13 S11 E13$ W34 S17
FGR=[YR=2007] S19 E19 N15 U2 R2 N5 W15 S3 W6$ E6 N3 E15 S5
D2 L2 S15 E13 FOP=[YR=2007] E4 N4 W4 S4$ N4 E4 S4 E12 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 18 | 216.00 | SF | 30.00 | 30.00 | 100 | 2008 | 2008 | 3 | 27 | 1,750 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,750

| 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