LOT 104
AMHURST OAKS PB 7/180

STONER STEPHEN JAMES & JEAN A L/E/
45106 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2026

51-2N-25-015A-0104-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

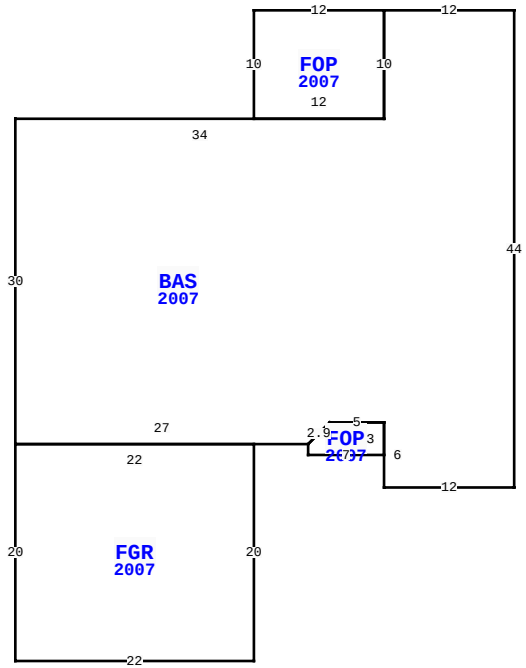
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,536	100	2007	1,536	178,121
FGR	440	55	2007	242	28,063
FOP	19	30	2007	6	695
FOP	120	30	2007	36	4,175
TOTALS	2,115			1,820	211,054

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,820	119.5950	125.57	228,537	2007	2009	0	0	0	7.65	92.35

1 SINGLE FAM 100% - 2024 Heated Area: 1536 HX Base Yr 2024



45106 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		211,054
TOTAL MARKET OB/XF VALUE		3,115
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		255,169
SOH/AGL Deduction		0
ASSESSED VALUE		255,169
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		198,758
TOTAL JUST VALUE		255,169
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,262

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4609M	H/AC	0	10/05/2022
2990	CO ISSUED	0	02/12/2007
B2990	NEW CONSTR	0	11/02/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2654/1049	7/18/2023	LE	U	I	11	100
GRANTOR: STONER STEPHEN JAMES						
GRANTEE: GEORGE AMANDA CAROL						
2562/0824	5/11/2022	WD	Q	I	01	295,000
GRANTOR: WALKER JEFFREY & JENN						
GRANTEE: STONER STEPHEN JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 FOP=[YR=2007] W12 S10 E12 N10$ S10 W34 S30 FGR=[YR=2007] S20 E22 N20 W22$ E27 FOP=[YR=2007] S1 E7 N3 W5 D2 L2 $ U2 R2 E5 S6 E12 N44$.

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	

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