LOT 105
IN OR 1694/1447
AMHURST OAKS PB 7/180

HAGAN PHILIP WAYNE
76480 LONG LEAF LOOP
YULEE, FL 32097

2026

51-2N-25-015A-0105-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

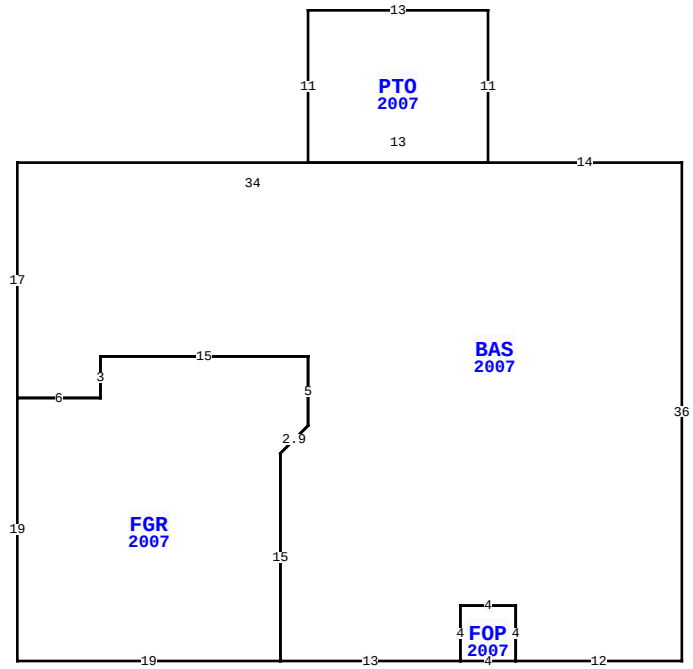
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	153,123
FGR	412	55	2007	227	26,737
FOP	16	30	2007	5	589
PTO	143	5	2007	7	824
TOTALS	1,871			1,539	181,275

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,539	122.7366	128.87	198,331	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 0% - 0 Heated Area: 1300 HX Base Yr



45096 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	181,275
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	222,275
SOH/AGL Deduction	0
ASSESSED VALUE	222,275
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	222,275
TOTAL JUST VALUE	222,275
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	224,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3027	NEW CONSTR	84,294	03/21/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1694/1447	6/28/2010	QC	U	I	11	100
GRANTOR: HAGAN EMILY ERIN						
GRANTEE: HAGAN PHILIP WAYNE						
1515/0256	7/26/2007	WD	Q	I		153,600
GRANTOR: TOUSA HOMES INC						
GRANTEE: HAGAN PHILIP W & EM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W14 PTO=[YR=2007] 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

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	0	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