LOT 110
AMHURST OAKS PB 7/180

BROWNING ERIC SHANE & ANGELA DANIELLE
45040 INGLEHAM CIRCLE
CALLAHAN, FL 32011

2026

51-2N-25-015A-0110-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

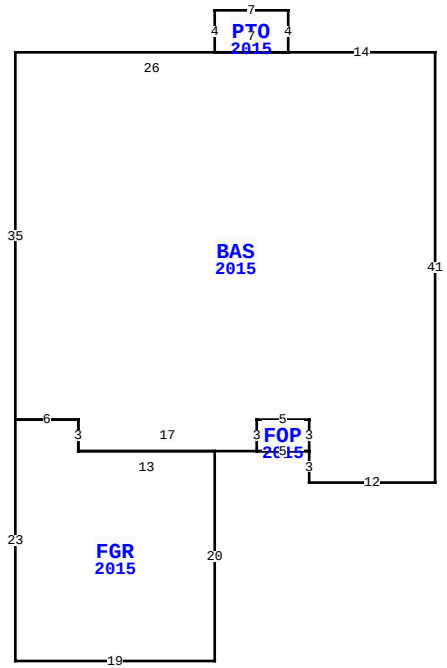
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,538	100	2015	1,538	178,135
FGR	398	55	2015	219	25,365
FOP	15	30	2015	4	463
PTO	28	5	2015	1	116
TOTALS	1,979			1,762	204,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	115.5000	121.28	213,695	2015	2015	0	0	0	4.50	95.50

1 SINGLE FAM 100% - 2026 Heated Area: 1538 HX Base Yr



45040 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		204,079
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		245,079
SOH/AGL Deduction		0
ASSESSED VALUE		245,079
TOTAL EXEMPTION VALUE	13	245,079
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		245,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,176

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4135	ADDITION	0	07/01/2017
3932	NEW CONSTR	159,999	05/11/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2461/1739	3/13/2021	WD	Q	I	01	235,000
GRANTOR: ISRAEL ARTHUR S						
GRANTEE: BROWNING ERIC SHANE						
2261/1928	3/13/2019	WD	Q	I	01	182,000
GRANTOR: BELL WILLIAM J III &						
GRANTEE: ISRAEL ARTHUR S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 PTO=[YR=2015] N4 W7 S4 E7$W26 S35
FGR=[YR=2015] S23 E19 N20 W13 N3 W6$ E6 S3 E17 FOP=[YR=2015]
N3 E5 S3 W5$ E5 S3 E12 N41$.

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	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