

AMBRALLY NESSA
45135 INGLEHAM CIR
CALLAHAN, FL 32011

51-2N-25-015A-0113-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall31HARDIE BRD 70

Exterior Wall16WD FR STUC 30

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2.5 100

Frame Stories Units1.5WOOD FRAME 100
1.5 100
0 100

Occupancy00NONE 100

Quality04Quality Level 04

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA07

NEIGHBORHOOD/LOC7003.00

AREATOTALPCTYEARTOT ADJSUBAREA
TYPEGROSSOFBASEAREAMARKET
VALUE

BAS1,89010020071,890209,962

FGR55955200730734,105

FOP52302007161,778

FOP120302007363,999

FUS304100200730433,771

TOTALS2,9252,553283,614

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,553115.8192121.61310,47020072007008.6591.35

1 SINGLE FAM 100% - 2024Heated Area: 2194HX Base Yr 2024

The diagram shows three building footprints. The largest footprint is labeled 'BAS 2007' and has dimensions 42, 29, 10, 12, 10, 28, 33, 2, 10, 11, 3, 11, 6, 15, 25, 22, 4, 2, 10, 19, 2, 2, 4, 9. The second footprint is labeled 'FGR 2007' and has dimensions 15, 25, 22, 4, 2, 10, 19, 2, 2, 4, 9. The third footprint is labeled 'FUS 2007' and has dimensions 8, 2, 16, 5, 8, 10, 4, 3, 4, 19.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 1Tax Dist:

BUILDING MARKET VALUE283,614

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET41,000

TOTAL MARKET VALUE324,614

SOH/AGL Deduction0

ASSESSED VALUE324,614

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE273,203

TOTAL JUST VALUE324,614

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE330,741

SALES DATA

OFF RECORD TYPE Q V RSN SALE
NumberINST U I / CD PRICE

2577/11987/12/2022WDQI01349,900

GRANTOR: WRIGHT BILLY W JR

GRANTEE: AMBRALLY NESSA

1527/04209/26/2007WDQI240,200

GRANTOR: TOUSA HOMES INC

GRANTEE: WRIGHT BILLY W JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W42 S9 FOP=[YR=2007] W4 S10 E4 N2 E2 N6 W2 N2\$
S2 E2 S6 W2 S11 FGR=[YR=2007] W15 S25 E22 N4 E2 N10 W3 N11
W6\$ E6 S11 E3 S10 E33 N20 FOP=[YR=2007] E10 N12 W10 S12\$
N29\$ PTR=E15 FUS=[YR=2007] E2 N1 E8 S1 E2 S16 E5 S8 W10 N4
W3 N1 W4 N19\$ W15\$.

LAND DESCRIPTION

LUSECLSBLD CAPLRDLOCZONESFRONTDEPTHTOT LND UTUNIT DDPHT% TOT UNIT ADJ UNIT LAND OTHER ADJUSTMENTS YEAR DENSITY DECL FRZ YR CONSRV
CODEDESCRIPTIONDESCRIPCIONCAPRDZONEFRTDPTHFACTCONDADJPRIEPRICEVALUEAND NOTESTENSV

1000100CRES1000006RL0.000.001.00LT1.001.001.0041,000.0041,000.0041,000

EXTRA FEATURES

45135 INGLEHAM CIR, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

05/04/2026MLU

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 41,000Market: 0Agricultural: 0Common: 41,000PRINTED 07/09/2026 BY SYS