LOT 125
IN OR 2123/999
AMHURST OAKS PB 7/180

COLDWATER MICHAEL ANDY/SIMMONS KRISTA ALISE
45449 INGLEHAM CIR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0125-0000

BUILDING CHARACTERISTICS

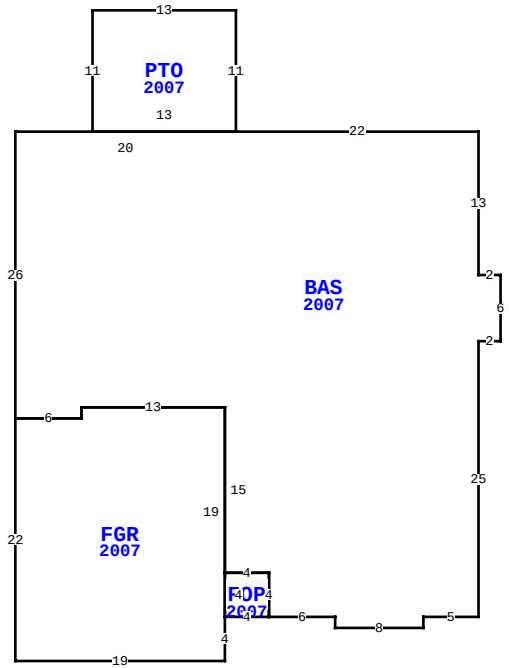
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,497	100	2007	1,497	173,331
FGR	431	55	2007	237	27,441
FOP	16	30	2007	5	579
PTO	143	5	2007	7	811
TOTALS	2,087			1,746	202,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,746	120.6450	126.68	221,183	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2021 Heated Area: 1497 HX Base Yr 2021



45449 INGLEHAM CIR, CALLAHAN

BLD DATE	10/17/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		202,161
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		243,161
SOH/AGL Deduction		60,057
ASSESSED VALUE		183,104
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		131,693
TOTAL JUST VALUE		243,161
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		246,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3088	NEW CONSTR	96,924	07/03/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/0999	4/17/2017	SW	Q	I	02	142,000
GRANTOR: RESIDENTIAL CREDIT OP						
GRANTEE: COLDWATER MICHAEL A						
2105/1071	12/29/2016	QC	U	I	11	69,500
GRANTOR: BAYVIEW LOAN SERVICIN						
GRANTEE: RESIDENTIAL CREDIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W22 PTO=[YR=2007] N11 W13 S11 E13$ W20 S26
FGR=[YR=2007] S22 E19 N4 FOP=[YR=2007] E4 N4 W4 S4$ N19 W13
S1 W6$ E6 N1 E13 S15 E4 S4 E6 S1 E8 N1 E5 N25 E2 N6 W2 N13$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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