LOT 132
AMHURST OAKS PB 7/180

GALBRAITH EVELYN ELAINE
45311 INGLEHAM CIR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0132-0000

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 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

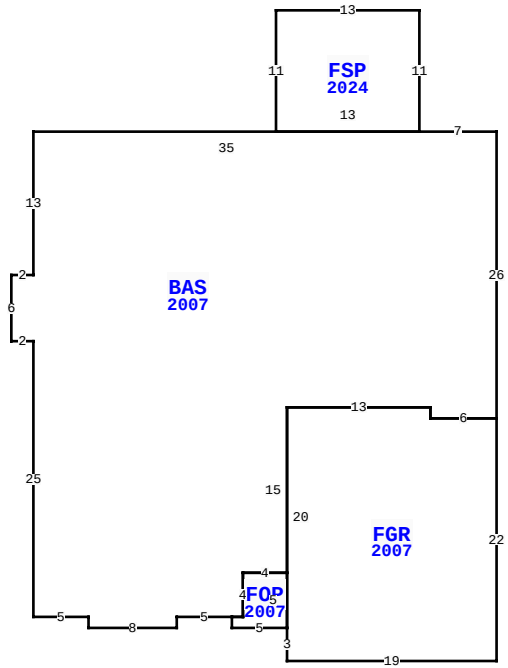
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7003.00		

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	21	30	2007	6	695
FSP	143	40	2024	57	6,600
TOTALS	2,092			1,797	208,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,797	120.6450	126.68	227,644	2007	2007	0	0	0	8.60	91.40

1 SINGLE FAM 100% - 2026 Heated Area: 1497 HX Base Yr 2026



45311 INGLEHAM CIR, CALLAHAN

BLD DATE	10/17/2007 DJ	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		208,067
TOTAL MARKET OB/XF VALUE		4,725
TOTAL LAND VALUE - MARKET		41,000
TOTAL MARKET VALUE		253,792
SOH/AGL Deduction		53,287
ASSESSED VALUE		200,505
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		149,094
TOTAL JUST VALUE		253,792
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,431

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3100	NEW CONSTR	95,994	07/19/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2813/1768	9/04/2025	WD	Q	I	01	321,000
GRANTOR: SCHAFFER NATALIA						
GRANTEE: GALBRAITH EVELYN EL						
2625/1971	3/06/2023	QC	U	I	11	100
GRANTOR: SCHAFFER KARL						
GRANTEE: SCHAFFER NATALIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W7 W35 S13 W2 S6 E2 S25 E5 S1 E8 N1 E5 E1 N4 E4 N15 E13 S1 E6 N26 $
FGR=[YR=2007;ORIG=-19,45] S3 E19 N22 W6 N1 W13 S20 $
FSP=[YR=2024;ORIG=-7,0] N11 W13 S11 E13 $
FOP=[YR=2007;ORIG=-24,44] S1 E5 N5 W4 S4 W1 $
.

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
3	1242	WD DECK A	1	100	0	0	525.00	SF	10.00	10.00	100	2024	2022		90	4,725	

LAND DESCRIPTION

TOTAL OB/XF 4,725

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