LOT 141
AMHURST OAKS PB 7/180

CHANDLER ALAN W & DEANNA RENEE
45199 INGLEHAM CIR
CALLAHAN, FL 32011

2026

51-2N-25-015A-0141-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

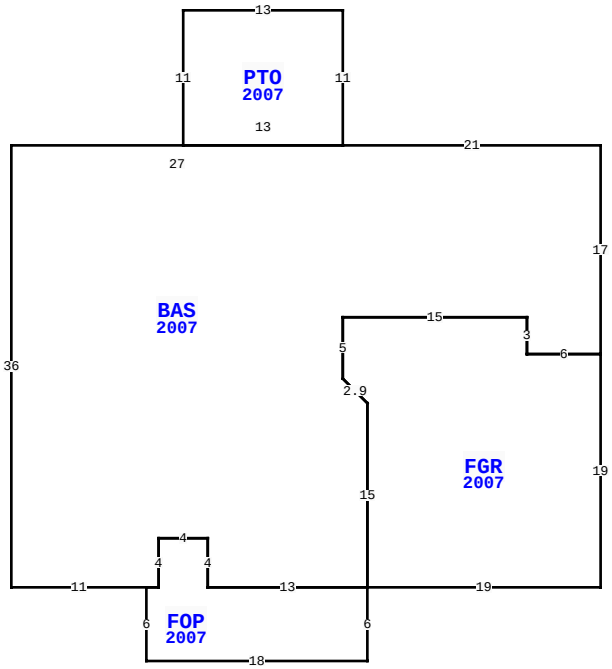
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	153,040
FGR	412	55	2007	227	26,723
FOP	124	30	2007	37	4,356
PTO	143	5	2007	7	824
TOTALS	1,979			1,571	184,943

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,571	122.7366	128.87	202,455	2007	2007	0	0	0	8.65	91.35

1 SINGLE FAM 0% - 2026 Heated Area: 1300 HX Base Yr



BLD DATE	08/31/2007 DJ	LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

45199 INGLEHAM CIR, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 1	Tax Dist:
BUILDING MARKET VALUE	184,943
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	41,000
TOTAL MARKET VALUE	225,943
SOH/AGL Deduction	0
ASSESSED VALUE	225,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	225,943
TOTAL JUST VALUE	225,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	229,540

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3065	NEW CONSTR	90,894	05/16/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2789/140	5/20/2025	WD	Q	I	01	252,500
GRANTOR: BROWN MELISSA L						
GRANTEE: CHANDLER ALAN W & D						
2301/1322	8/26/2019	WD	Q	I	01	160,000
GRANTOR: BERRY AMARI T & KEON						
GRANTEE: BROWN MELISSA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W21 PTO=[YR=2007] N11 W13 S11 E13$ W27 S36 E11
FOP=[YR=2007] S6 E18 N6 W13 N4 W4 S4 W1$ E1 N4 E4 S4 E13
FGR=[YR=2007] E19 N19 W6 N3 W15 S5 D2 R2 S15$ N15 U2 L2
N5 E15 S3 E6 N17$.

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	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