

LOT 141
IN OR 2191/1315
CLEAR LAKE ESTATES #1 PB 7/346

RIDENTE MATTHEW C & JENNIFER L
54034 AMBLERWOOD WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0141-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 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

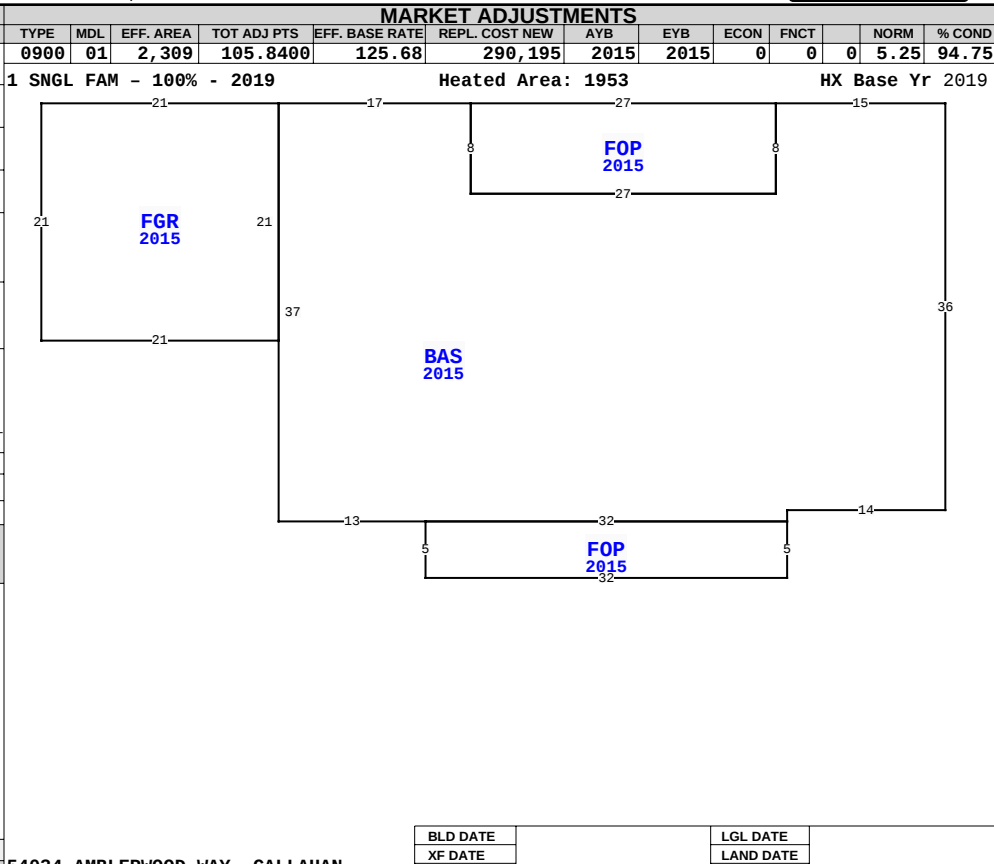
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	1,953	232,567
FGR	441	55	243	28,937
FOP	160	30	48	5,716
FOP	216	30	65	7,740

TOTALS	2,770		2,309	274,960
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,031.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	29.75	29.75	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100		OR	0.00	0.00	1.00	LT	



54034 AMBLERWOOD WAY, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										274,960	
TOTAL MARKET OB/XF VALUE										33,327	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										368,287	
SOH/AGL Deduction										105,808	
ASSESSED VALUE										262,479	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										212,479	
TOTAL JUST VALUE										368,287	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										280,472	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530941	GARAGE	38,997	08/01/2015
B1530060	NEW CONSTR	4,000	03/01/2015
B1429708	NEW CONSTR	243,961	12/01/2014

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2191/1315	4/20/2018	WD	Q	I	01	298,000	
GRANTOR: MCINTYRE RUFUS & KATH							
GRANTEE: RIDENTE MATTHEW C &							
1969/1537	3/24/2015	WD	U	I	37	41,000	
GRANTOR: GREENE KENNETH L							
GRANTEE: MCINTYRE RUFUS & KA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W15 FOP=[YR=2015] W27 S8 E27 N8\$ S8 W27 N8 W17 FGR=[YR=2015] W21 S21 E21 N21\$ S37 E13 FOP=[YR=2015] S5 E32 N5 W32\$ E32 N1 E14 N36\$.									