LOT 142
IN OR 2053/295
CLEAR LAKE ESTATES #1 PB 7/346

PEISTRUP TRAVIS A & DARCI
54060 AMBLERWOOD WAY
CALLAHAN, FL 32011

**2023**

**46-2N-25-0240-0142-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

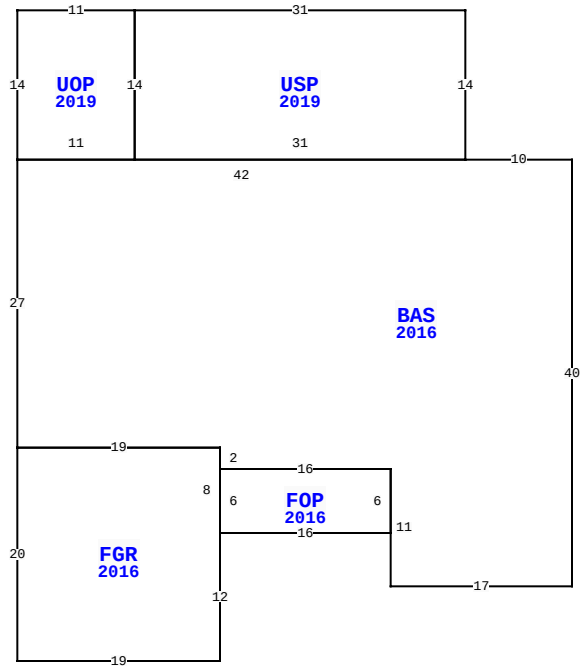
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 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 | 1,657 | 100 | 1,657 | 200,731 |
| FGR | 380 | 55 | 209 | 25,319 |
| FOP | 96 | 30 | 29 | 3,513 |
| UOP | 154 | 20 | 31 | 3,755 |
| USP | 434 | 30 | 130 | 15,749 |
| TOTALS | 2,721 | | 2,056 | 249,068 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,056 | 106.8200 | 126.85 | 260,804 | 2016 | 2016 | 0 | 0 | 0 | 4.50 | 95.50 |

1 SNGL FAM – 100% - 2017 Heated Area: 1657 HX Base Yr 2017




54060 AMBLERWOOD WAY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 249,068 |
| TOTAL MARKET OB/XF VALUE | | 13,377 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 322,445 |
| SOH/AGL Deduction | | 140,429 |
| ASSESSED VALUE | | 182,016 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 132,016 |
| TOTAL JUST VALUE | | 322,445 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 256,364 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19003642 | XFOB | 12,000 | 06/01/2019 |
| B1632051 | CO ISSUED | 0 | 06/01/2016 |
| B1632051 | NEW CONSTR | 201,015 | 04/01/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2053/0295 | 6/14/2016 | WD | Q | I | 02 | 198,500 |
| GRANTOR: KENNETH L GREENE CONT | | | | | | |
| GRANTEE: PEISTRUP TRAVIS A & | | | | | | |
| 2053/0290 | 6/14/2016 | QC | U | V | 11 | 100 |
| GRANTOR: GREENE KENNETH I | | | | | | |
| GRANTEE: KENNETH L GREENE CO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W10 USP=[YR=2019] N14 W31 UOP=[YR=2019] W11 S14 E11 N14$ S14 E31$ W42 S27 FGR=[YR=2016] S20 E19 N12 FOP=[YR=2016] E16 N6 W16 S6 $ N8 W19$ E19 S2 E16 S11 E17 N40$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,569.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 97 | 7,914 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 849.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 5,463 | |

## LAND DESCRIPTION

TOTAL OB/XF 13,377

| 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 | 000134 | C | SFR POND | 100 | | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 10/28/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS