LOT 144
CLEAR LAKE ESTATES #1 PB 7/346

HARRELL MICHAEL & PETER SIPE/SIPE PETER
54106 AMBLERWOOD WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0144-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

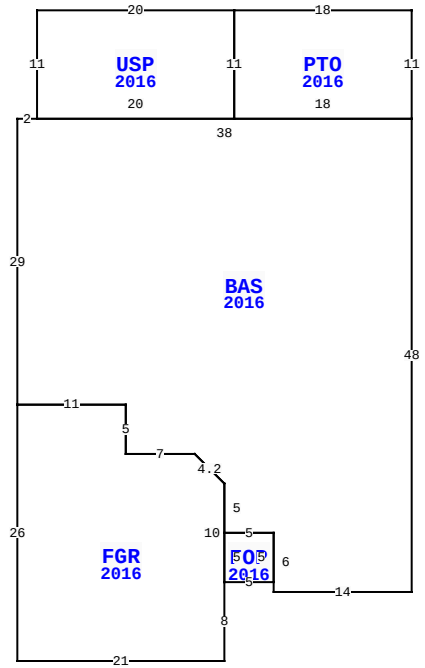
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,546	100	1,546	191,404
FGR	492	55	271	33,551
FOP	25	30	8	990
PTO	198	5	10	1,238
USP	220	30	66	8,171
TOTALS	2,481		1,901	235,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,901	109.1720	129.64	246,446	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 2023 Heated Area: 1546 HX Base Yr



54106 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	235,356
TOTAL MARKET OB/XF VALUE	8,484
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	303,840
SOH/AGL Deduction	0
ASSESSED VALUE	303,840
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	303,840
TOTAL JUST VALUE	303,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	243,857

FIBERGLASS POOL (282 SQFT) W/ POOL HEATER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-05897	FIBERGLASS POOL	68,161	05/08/2023
B1631875	CO ISSUED	0	04/28/2016
B1631875	NEW CONSTR	195,570	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/0588	1/25/2022	WD	Q	I	02	355,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: HARRELL MICHAEL & P						
2490/0814	8/20/2021	WD	U	I	37	349,500
GRANTOR: LANE DARRELL S						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W18 USP=[YR=2016] W20 S11 BAS=[YR=2016] W2 S29 FGR=[YR=2016] S26 E21 N8 FOP=[YR=2016] E5 N5 W5 S5$ N10 U3 L3 W7 N5 W11$ E11 S5 E7 D3 R3 S5 E5 S6 E14 N48 W38$ E20 N11$ S11 E18 N11$.

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	0	0	0	1,682.00	SF	5.20	5.20	100	2016	2016	3	97	8,484	

LAND DESCRIPTION

TOTAL OB/XF 8,484

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/17/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS