LOT 145
EX S-1 OF LOT 145
CLEAR LAKE ESTATES #1 PB 7/346

ROPER THOMAS JOHN
54174 AMBLERWOOD WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0145-0000

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 100
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

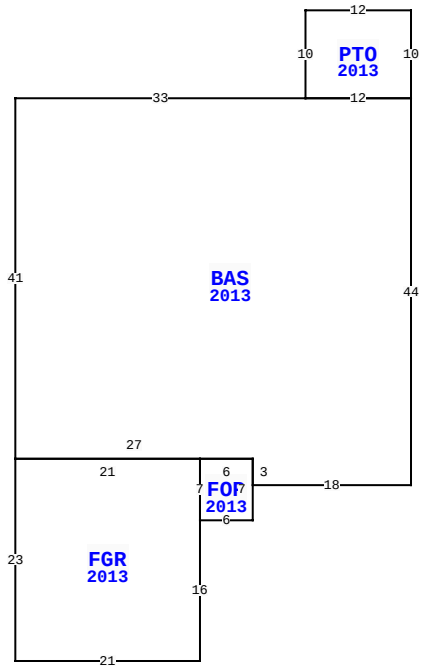
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	1,899	222,556
FGR	483	55	266	31,174
FOP	42	30	13	1,524
PTO	120	5	6	703
TOTALS	2,544		2,184	255,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,184	105.8400	125.68	274,485	2013	2013	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2017 Heated Area: 1899 HX Base Yr 2017



54174 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		255,957
TOTAL MARKET OB/XF VALUE		6,973
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		322,930
SOH/AGL Deduction		127,967
ASSESSED VALUE		194,963
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		144,963
TOTAL JUST VALUE		322,930
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		259,391

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327255	CO ISSUED	0	07/26/2013
B1327255	NEW CONSTR	213,430	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	7/15/2016	CN	Q	I	01	220,000
GRANTOR: MYRICE JAMES EDWARD &						
GRANTEE: ROPER THOMAS JOHN						
1873/0062	8/12/2013	WD	U	I	37	34,000
GRANTOR: GREENE KENNETH L						
GRANTEE: MYRICE JAMES EDWARD						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] N10 W12 S10 BAS=[YR=2013] W33 S41
FGR=[YR=2013] S23 E21 N16 FOP=[YR=2013] E6 N7 W6 S7$ N7 W21$
E27 S3 E18 N44 W12$ E12 $.

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	0812	CONCRETE C	0	100	0	0	1,835.00	SF	4.00	4.00	100	2013	2013	3	95	6,973	

LAND DESCRIPTION

TOTAL OB/XF 6,973

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	0006	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