

LOT 148
IN OR 1975/448
ESMT PT OR 1889/1310

BROWN BETTY
54253 AMBLERWOOD WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0148-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

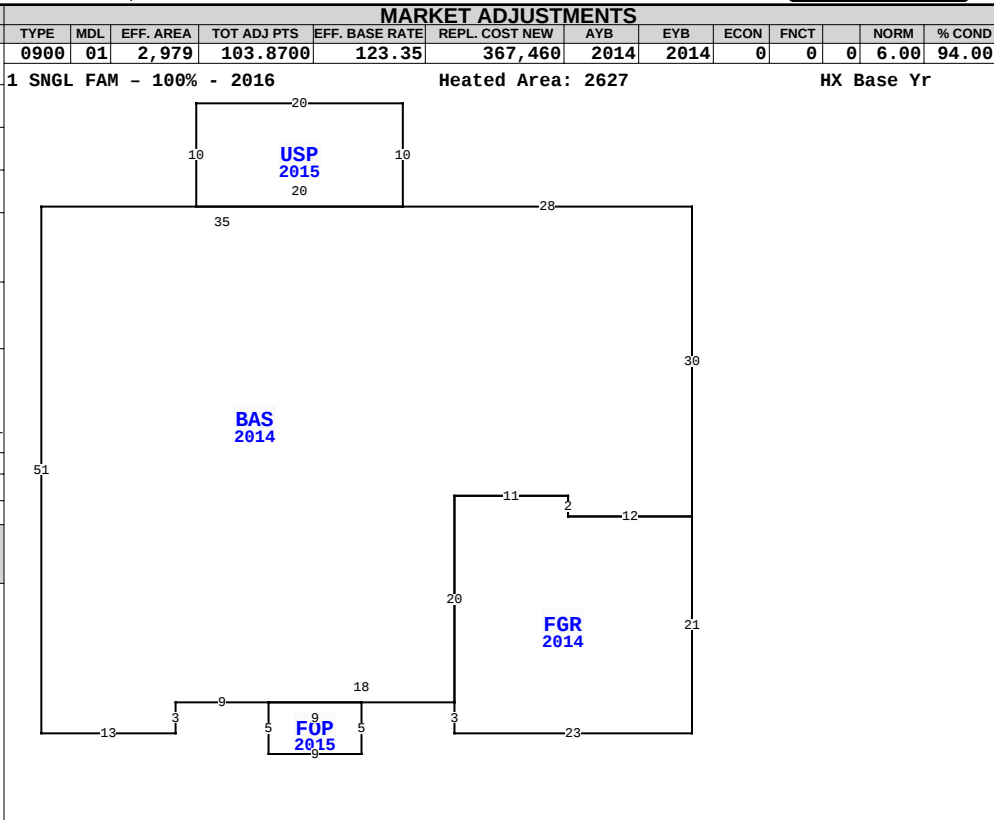
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8015.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,627	100	2,627	304,598
FGR	505	55	278	32,234
FOP	45	30	14	1,623
USP	200	30	60	6,957

TOTALS	3,377		2,979	345,412
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	2,078.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00



54253 AMBLERWOOD WAY, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								345,412	
TOTAL MARKET OB/XF VALUE								7,896	
TOTAL LAND VALUE - MARKET								60,000	
TOTAL MARKET VALUE								413,308	
SOH/AGL Deduction								0	
ASSESSED VALUE								413,308	
TOTAL EXEMPTION VALUE								13 413,308	
BASE TAXABLE VALUE								0	
TOTAL JUST VALUE								413,308	
NCON VALUE								0	
INCOME VALUE								0	
PREVIOUS YEAR MKT VALUE								328,254	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530117	ADDITION	5,418	03/01/2015
B1428789	CO ISSUED	0	08/21/2014
B1428789	NEW CONSTR	305,396	05/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1975/0448	3/20/2015	WD	Q	I	01	266,500			
GRANTOR: GREENE KENNETH L									
GRANTEE: BROWN PAUL & BETTY									
1753/0771	8/18/2011	WD	U	I	12	850,000			
GRANTOR: FEDERAL DEPOSIT INSUR									
GRANTEE: GREENE KENNETH I									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2014] W28 USP=[YR=2015] N10 W20 S10 E20\$ W35 S51 E13 N3 E9 FOP=[YR=2015] S5 E9 N5 W9\$ E18 FGR=[YR=2014] S3 E23 N21 W12 N2 W11 S20\$ N20 E11 S2 E12 N30\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		OR	0.00	0.00	1.00