

LOT 149  
IN OR 1873/43  
CLEAR LAKE ESTATES #1 PB 7/346

LUCIANO CHRISTY L & BRIAN K  
54245 AMBLERWOOD WAY  
CALLAHAN, FL 32011

2023

46-2N-25-0240-0149-0000



| 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            | 14               | CARPET 60         |                  |                      |
| Interior Floo            | 08               | SHT VINYL 40      |                  |                      |
| 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                 |                  | 0100SINGLE 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                      | 1,944            | 100               | 1,944            | 227,830              |
| FGR                      | 469              | 55                | 258              | 30,236               |
| FOP                      | 67               | 30                | 20               | 2,344                |
| PTO                      | 300              | 5                 | 15               | 1,758                |
|                          |                  |                   |                  |                      |
| TOTALS                   | 2,780            |                   | 2,237            | 262,169              |

| EXTRA FEATURES |            |             |     |     |   |   |  |
|----------------|------------|-------------|-----|-----|---|---|--|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W |  |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0 | 0 |  |
| 2              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 |  |
| 3              | 0855       | CONC PAVER  | 0   | 100 | 0 | 0 |  |
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