LOT 152
IN OR 2057/1474
CLEAR LAKE ESTATES #1 PB 7/346

CRICHTON ANTHONY W & SUZETTE Y
54175 AMBLERWOOD WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0152-0000

BUILDING CHARACTERISTICS

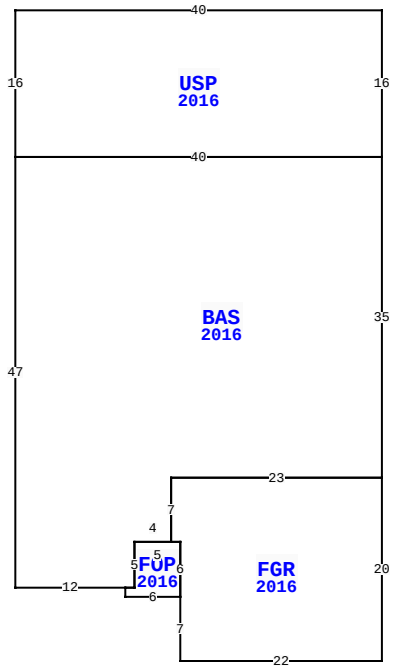
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,584	100	1,584	193,643
FGR	447	55	246	30,073
FOP	31	30	9	1,100
USP	640	30	192	23,472
TOTALS	2,702		2,031	248,289

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,031	107.8000	128.01	259,988	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM – 100% - 2017 Heated Area: 1584 HX Base Yr 2017



54175 AMBLERWOOD WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,289
TOTAL MARKET OB/XF VALUE		64,558
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		372,847
SOH/AGL Deduction		133,336
ASSESSED VALUE		239,511
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		189,511
TOTAL JUST VALUE		372,847
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003866	ADDITION	18,000	05/07/2020
20001162	SWIM POOL	30,000	02/07/2020
B1632052	CO ISSUED	0	06/07/2016
B1632052	NEW CONSTR	0	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2057/1474	7/06/2016	WD	Q	I	01	189,300
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: CRICHTON ANTHONY W						
2057/1471	7/06/2016	QC	U	V	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2016] W40 S16 BAS=[YR=2016] S47 E12 FOP=[YR=2016] S1 E6 FGR=[YR=2016] S7 E22 N20 W23 S7 E1 S6$ N6 W5 S5 W1$ E1 N5 E4 N7 E23 N35 W40$ E40 N16$.

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	1,490.00	SF	5.20	5.20	100	2016	2016	3	97	7,516	
2	0861	POOL GUNIT	0	100	0	0	480.00	SF	85.00	85.00	100	2020	2020	3	95	38,760	
3	0855	CONC PAVER	0	100	0	0	400.00	SF	10.00	10.00	100	2020	2020	3	99	3,960	
4	0911	SCRN RM A	0	100	0	0	880.00	SF	17.50	17.50	100	2020	2020	3	93	14,322	

LAND DESCRIPTION

TOTAL OB/XF 64,558

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	000100	C	SFR	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 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