

MACK DWAIN A
54137 AMBLERWOOD WAY
CALLAHAN, FL 32011

46-2N-25-0240-0154-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall
Roof Structur

0203

FACE BRICK 100
GABLE/HIP 100

RooF Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floo

08

SHT VINYL 60

Interior Floo

14

CARPET 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

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

1,908

100

1,908

223,611

FGR

467

55

257

30,120

FOP

122

30

37

4,336

PTO

100

5

5

586

TOTALS

2,597

2,207

258,653

EXTRA FEATURES

L N

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

0810

CONCRETE A

0 100

0

0

1,538.00

SF

6.50

6.50

100

2013

2013

3

95

9,497

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

0006

OR

0.00

0.00

1.00

LT

1.00

1.00

1.50

60,000.00

90,000.00

90,000

REVIEW DATE

04/01/2022

BY

HS

Total Acres:

0.00

Total Land Value:

90,000

Market:

0

Agricultural:

0

Common:

90,000

PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDL

EFF. AREAEFF. BASE RATE

TOT ADJ PTS

REPL. COST NEWAYB

EYBECONFNCT

% CONDD

090001

2,207

105.8400

125.68

277,376

2013

2013

0

0

0

6.75

93.25

HEATED AREA

1 SNGL FAM - 100% - 2014

Heated Area: 1908

HX Base Yr 2014

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

54137 AMBLERWOOD WAY, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

276,188

9,497

90,000

375,685

197,094

178,591

50,000

128,591

375,685

17,535

291,635

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

1856/0675

5/03/2013

WD

U

I

37

31,000

GRANTOR: GREENE KENNETH L

GRANTEE:MACK DWAINA A

1753/0771

8/18/2011

WD

U

I

12

850,000

GRANTOR:FEDERAL DEPOSIT INSUR

GRANTEE:GREENE KENNETH I

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W27 PT0=[YR=2013] N10 W10 S10 E10\$ W28 S37 E16 FOP=[YR=2013] S7 E18 FGR=[YR=2013] S9 E21 N23 W13 S2 W8 S12\$ N6 W10 N2 W6 S1 W2\$ E2 N1 E6 S2 E10 N6 E8 N2 E13 N30\$.

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[illegible]