LOT 158
IN OR 1848/120
CLEAR LAKE ESTATES #1 PB 7/346

LAIRSEY CHRISTOPHER T
54055 AMBLERWOOD WAY
CALLAHAN, FL 32011

2023

46-2N-25-0240-0158-0000

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 60
Interior Floo	14	CARPET 40
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

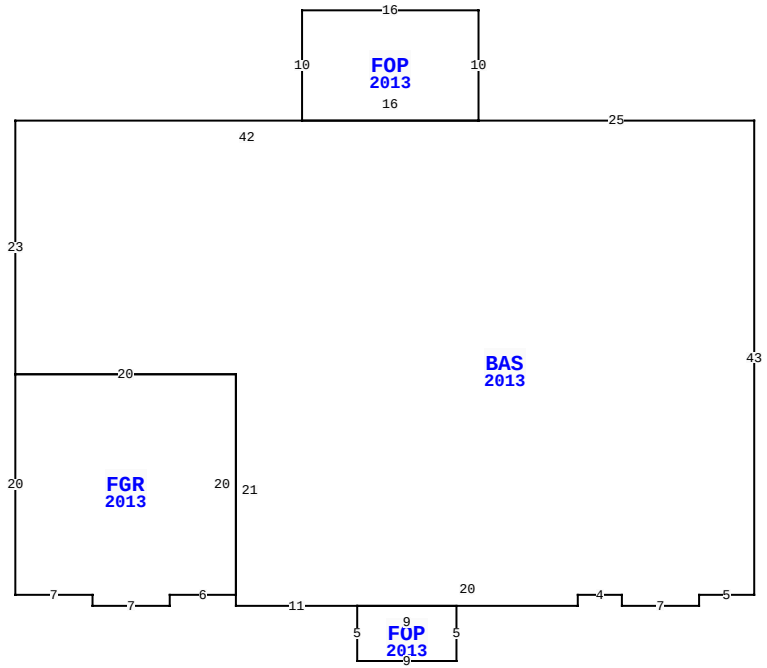
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,519	100	2,519	286,527
FGR	407	55	224	25,480
FOP	45	30	14	1,593
FOP	160	30	48	5,460
TOTALS	3,131		2,805	319,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,805	102.7200	121.98	342,154	2013	2013	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2014 Heated Area: 2519 HX Base Yr 2014



54055 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		319,059
TOTAL MARKET OB/XF VALUE		8,438
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		402,497
SOH/AGL Deduction		211,929
ASSESSED VALUE		190,568
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		140,568
TOTAL JUST VALUE		402,497
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		322,814

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307440	POOL	60,000	06/09/2023
B1326773	CO ISSUED	0	03/20/2013
B1326773	NEW CONSTR	276,945	01/01/2013
P1316312	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2474/0465	6/15/2021	QC	U	I	11	100
GRANTOR: LAIRSEY CHRISTOPHER T						
GRANTEE: LAIRSEY CHRISTOPHER						
1848/0120	3/28/2013	WD	U	I	37	31,000
GRANTOR: GREENE KENNETH L						
GRANTEE: LAIRSEY CHRISTOPHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W25 FOP=[YR=2013] N10 W16 S10 E16$ W42 S23
FGR=[YR=2013] S20 E7 S1 E7 N1 E6 N20 W20$ E20 S21 E11
FOP=[YR=2013] S5 E9 N5 W9$ E20 N1 E4 S1 E7 N1 E5 N43$.

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	1,708.00	SF	5.20	5.20	100	2013	2013	3	95	8,438	

LAND DESCRIPTION

TOTAL OB/XF 8,438

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	60,000.00	75,000.00	75,000							

REVIEW DATE 03/17/2021 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS