

MCCARTY NATHAN J & SARA E
54029 AMBLERWOOD WAY
CALLAHAN, FL 32011

46-2N-25-0240-0159-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION							VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD						TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	20	FACE BRICK 100					0900	01	2,233	107.8000	128.01	285,846	2012	2012	0	0	0	7.50	92.50																	
Roof Structur	08	IRREGULAR 100					1 SNGL FAM - 100% - 2017										Heated Area: 1982										HX Base Yr 2017									
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	00	0 100																																		
Occupancy	00	NONE 100																																		