LOT 145
EX S-1 OF LOT 145
CLEAR LAKE ESTATES #1 PB 7/346

ROPER THOMAS JOHN
54174 AMBLERWOOD WAY
CALLAHAN, FL 32011

**2024**

**46-2N-25-0240-0145-0000**

## 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 100 |
| 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 | 04 | Quality Level 04 |

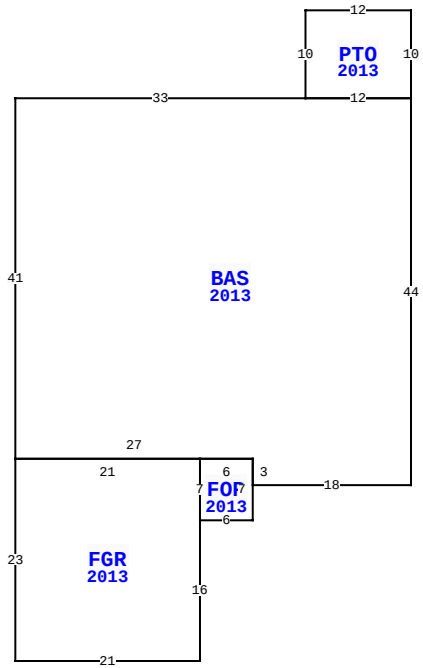
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,899 | 100 | 1,899 | 244,023 |
| FGR | 483 | 55 | 266 | 34,182 |
| FOP | 42 | 30 | 13 | 1,671 |
| PTO | 120 | 5 | 6 | 771 |
| TOTALS | 2,544 | | 2,184 | 280,646 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,184 | 111.1320 | 138.92 | 303,401 | 2013 | 2013 | 0 | 0 | 0 | 7.50 | 92.50 |

1 SNGL FAM – 100% - 2017 Heated Area: 1899 HX Base Yr 2017




54174 AMBLERWOOD WAY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 280,646 |
| TOTAL MARKET OB/XF VALUE | | 6,900 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 347,546 |
| SOH/AGL Deduction | | 146,734 |
| ASSESSED VALUE | | 200,812 |
| TOTAL EXEMPTION VALUE | VX HX HB | 55,000 |
| BASE TAXABLE VALUE | | 145,812 |
| TOTAL JUST VALUE | | 347,546 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 322,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240000094 | SCRN ENCLSR | 22,340 | 01/04/2024 |
| SP230015774 | NEW INGROUND FIBE | 85,507 | 12/11/2023 |
| B1327255 | CO ISSUED | 0 | 07/26/2013 |
| B1327255 | NEW CONSTR | 213,430 | 05/01/2013 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 7/15/2016 | CN | Q | I | 01 | 220,000 |
| GRANTOR: MYRICE JAMES EDWARD & | | | | | | |
| GRANTEE: ROPER THOMAS JOHN | | | | | | |
| 1873/0062 | 8/12/2013 | WD | U | I | 37 | 34,000 |
| GRANTOR: GREENE KENNETH L | | | | | | |
| GRANTEE: MYRICE JAMES EDWARD | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

PTO=[YR=2013] N10 W12 S10 BAS=[YR=2013] W33 S41
FGR=[YR=2013] S23 E21 N16 FOP=[YR=2013] E6 N7 W6 S7$ N7 W21$
E27 S3 E18 N44 W12$ E12 $.

## 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 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,835.00 | SF | 4.00 | 4.00 | 100 | 2013 | 2013 | 3 | 94 | 6,900 | |

## LAND DESCRIPTION

TOTAL OB/XF 6,900

| 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 | 000134 | C | SFR POND | 100 | 0006 | OR | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 06/06/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS