LOT 153
IN OR 1843/1707
CLEAR LAKE ESTATES #1 PB 7/346

BISHOP MICHAEL EST
C/O HEATHER BISHOP, 54157 AMBLERWOOD WAY
CALLAHAN, FL 32011

2024

46-2N-25-0240-0153-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

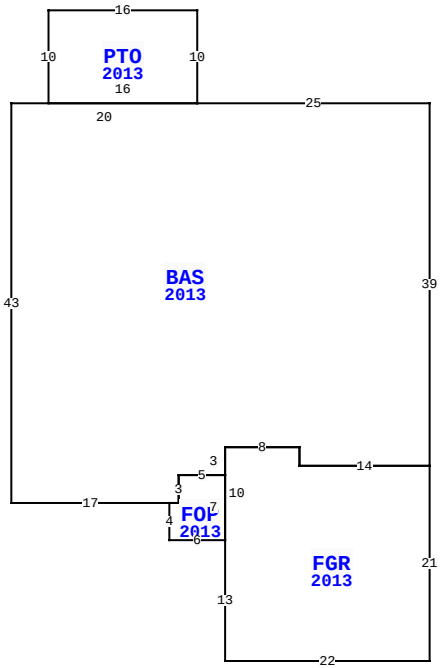
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,816	100	1,816	273,538
FGR	478	55	263	39,615
FOP	39	30	12	1,807
PTO	160	5	8	1,205
TOTALS	2,493		2,099	316,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,099	130.2714	162.84	341,801	2013	2013	0	0	0	7.50	92.50

1 SNGL FAM – 50% - 2024 Heated Area: 1816 HX Base Yr 2024



54157 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		316,166
TOTAL MARKET OB/XF VALUE		9,320
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		400,486
SOH/AGL Deduction		0
ASSESSED VALUE		400,486
TOTAL EXEMPTION VALUE	HA HAB	50,000
BASE TAXABLE VALUE		350,486
TOTAL JUST VALUE		400,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,771

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226705	CO ISSUED	0	02/11/2013
E1325715	NEW CONSTR	0	01/01/2013
E1325716	NEW CONSTR	0	01/01/2013
M1317827	H/AC	0	01/01/2013
B1226705	NEW CONSTR	206,863	12/01/2012
P1216266	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1843/1707	3/04/2013	WD	U	I	37	31,000
GRANTOR: GREENE KENNETH L						
GRANTEE: BISHOP MICHAEL						
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] W25 PTO=[YR=2013] N10 W16 S10 E16$ W20 S43 E17
FOP=[YR=2013] S4 E6 FGR=[YR=2013] S13 E22 N21 W14 N2 W8 S10$
N7 W5 S3 W1$ E1 N3 E5 N3 E8 S2 E14 N39$.

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	0811	CONCRETE B	0	50	0	0	1,514.00	SF	5.20	5.20	100	2013	2013	3	94	7,400	
2	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 9,320

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	50	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 08/06/2024 BY SYS