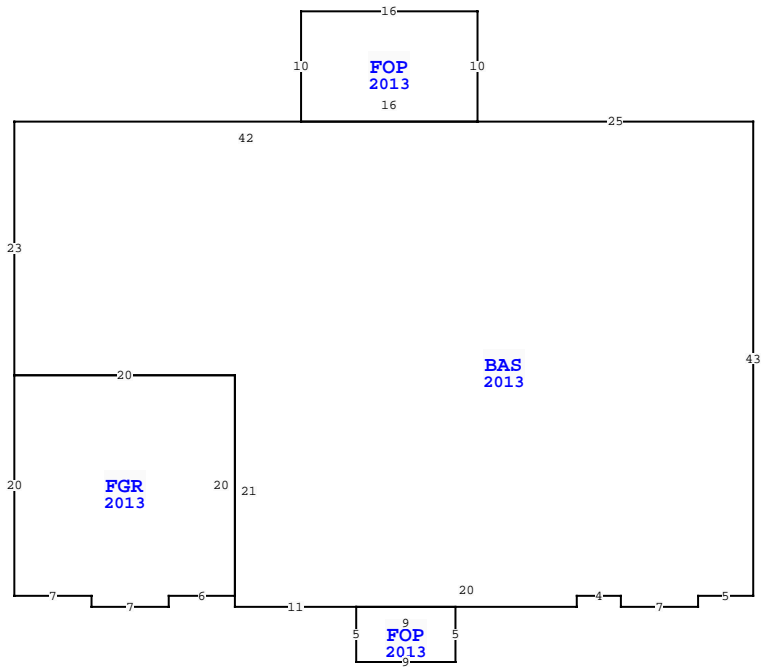


BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	20	FACE BRICK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	08	SHT VINYL	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		2.5	100
Frame	02	WOOD FRAME	100
Stories	1.	1. 100	
Units		0	100
Occupancy	00	NONE	100
Quality	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
BAS	2,519	100	2,519
FGR	407	55	224
FOP	45	30	14
FOP	160	30	48
TOTALS	3,131		2,805
			349,807

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	107.8560	134.82	378,170	2013	2013	0	0	0	7.50	92.50	
1 SNGL FAM - 100% - 2014 Heated Area: 2519 HX Base Yr 2014													



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		349,807	
TOTAL MARKET OB/XF VALUE		50,289	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		475,096	
SOH/AGL Deduction		236,871	
ASSESSED VALUE		238,225	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		188,225	
TOTAL JUST VALUE		475,096	
NCON VALUE		41,940	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		402,497	

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

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	100	0	1,708.00	SF	5.20	5.20	100	2013	2013	3	94	8,349	
2	0861	POOL GUNIT	0	100	0	408.00	SF	85.00	85.00	100	2024	2023		100	34,680	
3	0855	CONC PAVER	0	100	0	726.00	SF	10.00	10.00	100	2024	2023		100	7,260	

TOTAL OB/XF														50,289			
54055 AMBLERWOOD WAY, CALLAHAN																	

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\$.													

LAND DESCRIPTION														TOTAL OB/XF													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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										