LOT 159
IN OR 1981/1571
CLEAR LAKE ESTATES #1 PB 7/346

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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
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		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

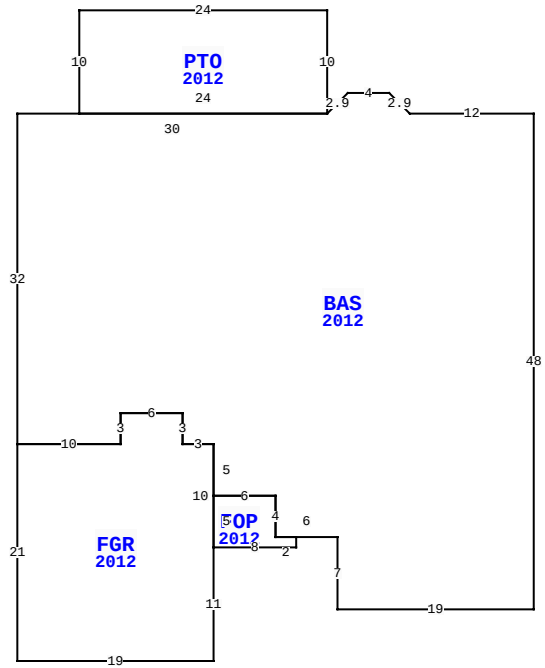
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,982	100	1,982	257,297
FGR	417	55	229	29,728
FOP	32	30	10	1,298
PTO	240	5	12	1,558
TOTALS	2,671		2,233	289,881

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,233	113.1900	141.49	315,947	2012	2012	0	0	0	8.25	91.75

1 SNGL FAM – 100% - 2017 Heated Area: 1982 HX Base Yr 2017



54029 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		289,881
TOTAL MARKET OB/XF VALUE		10,784
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		375,665
SOH/AGL Deduction		168,003
ASSESSED VALUE		207,662
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,662
TOTAL JUST VALUE		375,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26012	CO ISSUED	0	07/18/2012
M17258	H/AC	0	06/01/2012
E25034	NEW CONSTR	0	05/01/2012
P15889	NEW CONSTR	0	05/01/2012
B26012	NEW CONSTR	199,982	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/1571	5/22/2015	WD	Q	I	01	206,000
GRANTOR: HOLLAND MATTHEW & JEN						
GRANTEE: MCCARTY NATHAN J &						
1809/1133	8/22/2012	WD	Q	I	01	173,900
GRANTOR: GREENE KENNETH I						
GRANTEE: HOLLAND MATTHEW & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W12 U2 L2 W4 D2 L2 PTO=[YR=2012] N10 W24 S10 E24$ W30 S32 FGR=[YR=2012] S21 E19 N11 FOP=[YR=2012] E8 N1 W2 N4 W6 S5$N10 W3 N3 W6 S3 W10$ E10 N3 E6 S3 E3 S5 E6 S4 E6 S7 E19 N48$.

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	1,837.00	SF	5.20	5.20	100	2012	2012	3	93	8,884	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 10,784

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 08/06/2024 BY SYS