LOT 141
IN OR 2191/1315
CLEAR LAKE ESTATES #1 PB 7/346

RIDENTE MATTHEW C & JENNIFER L
54034 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0141-0000

BUILDING CHARACTERISTICS

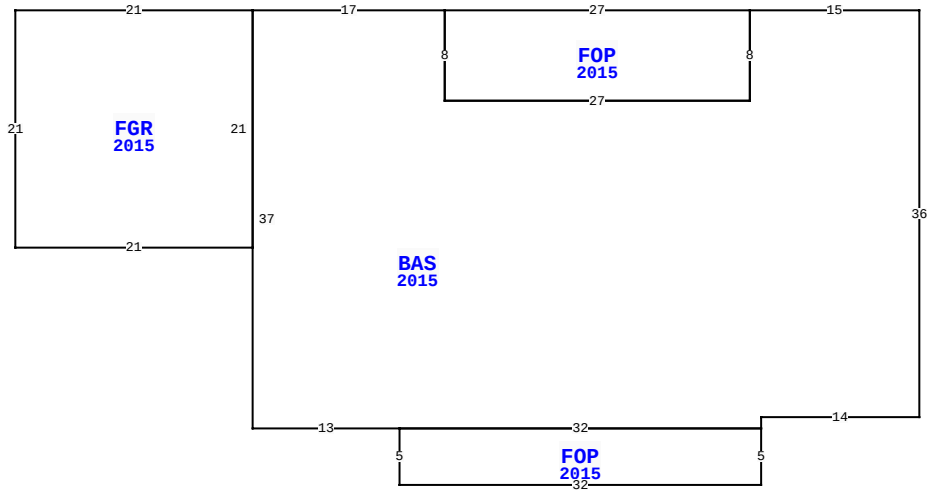
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	2015	1,953	267,148
FGR	441	55	2015	243	33,240
FOP	160	30	2015	48	6,566
FOP	216	30	2015	65	8,891
TOTALS	2,770			2,309	315,844

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,309	111.1320	146.69	338,707	2015	2015	0	0	0	6.75	93.25

1 SNGL FAM – 100% - 2019 Heated Area: 1953 HX Base Yr 2019



54034 AMBLERWOOD WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		315,844
TOTAL MARKET OB/XF VALUE		31,599
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		407,443
SOH/AGL Deduction		129,250
ASSESSED VALUE		278,193
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,471
TOTAL JUST VALUE		407,443
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530941	GARAGE	38,997	08/01/2015
B1530060	NEW CONSTR	4,000	03/01/2015
B1429708	NEW CONSTR	243,961	12/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2191/1315	4/20/2018	WD	Q	I	01	298,000
GRANTOR: MCINTYRE RUFUS & KATH						
GRANTEE: RIDENTE MATTHEW C &						
1969/1537	3/24/2015	WD	U	I	37	41,000
GRANTOR: GREENE KENNETH L						
GRANTEE: MCINTYRE RUFUS & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W15 FOP=[YR=2015] W27 S8 E27 N8$ S8 W27 N8 W17 FGR=[YR=2015] W21 S21 E21 N21$ S37 E13 FOP=[YR=2015] S5 E32 N5 W32$ E32 N1 E14 N36$.

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	3,031.00	SF	4.00	4.00	100	2015	2015	3	95	11,518	
2	0510	GARAGE WD-	0	100	30	30	900.00	SF	29.75	29.75	100	2015	2015	3	75	20,081	

LAND DESCRIPTION

TOTAL OB/XF 31,599

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	RES POND	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/30/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS