LOT 142
IN OR 2053/295
CLEAR LAKE ESTATES #1 PB 7/346

PEISTRUP TRAVIS A & DARCI
54060 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0142-0000

BUILDING CHARACTERISTICS

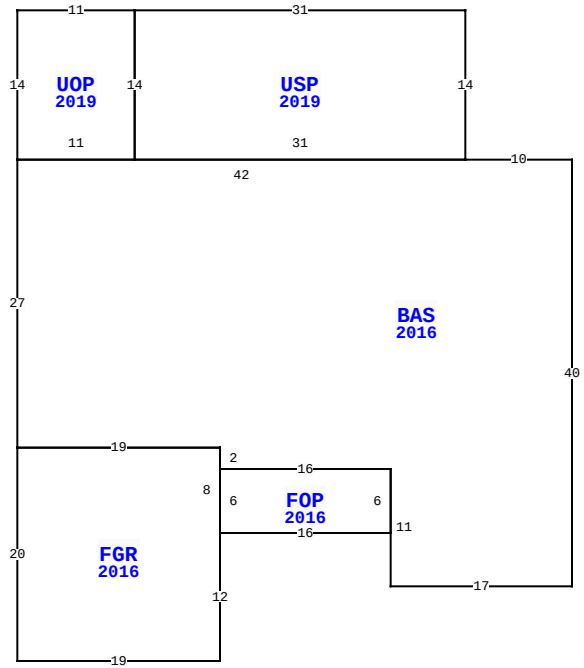
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,657	100	2016	1,657	230,600
FGR	380	55	2016	209	29,085
FOP	96	30	2016	29	4,035
UOP	154	20	2019	31	4,315
USP	434	30	2019	130	18,092
TOTALS	2,721			2,056	286,128

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,056	112.1610	148.05	304,391	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 100% - 2017 Heated Area: 1657 HX Base Yr 2017



54060 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		286,128
TOTAL MARKET OB/XF VALUE		13,104
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		359,232
SOH/AGL Deduction		166,319
ASSESSED VALUE		192,913
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		142,191
TOTAL JUST VALUE		359,232
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,358

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003642	XFOB	12,000	06/01/2019
B1632051	CO ISSUED	0	06/01/2016
B1632051	NEW CONSTR	201,015	04/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2053/0295	6/14/2016	WD	Q	I	02	198,500
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: PEISTRUP TRAVIS A &						
2053/0290	6/14/2016	QC	U	V	11	100
GRANTOR: GREENE KENNETH I						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W10 USP=[YR=2019] N14 W31 UOP=[YR=2019] W11 S14 E11 N14$ S14 E31$ W42 S27 FGR=[YR=2016] S20 E19 N12 FOP=[YR=2016] E16 N6 W16 S6 $ N8 W19$ E19 S2 E16 S11 E17 N40$.

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	1,569.00	SF	5.20	5.20	100	2016	2016	3	95	7,751	
2	0810	CONCRETE A	0	100	0	0	849.00	SF	6.50	6.50	100	2019	2019	3	97	5,353	

LAND DESCRIPTION

TOTAL OB/XF 13,104

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 10/28/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS