LOT 144
CLEAR LAKE ESTATES #1 PB 7/346

HARRELL MICHAEL/SIPE PETER
54106 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0144-0000

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	13	LVT/LAMNT 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

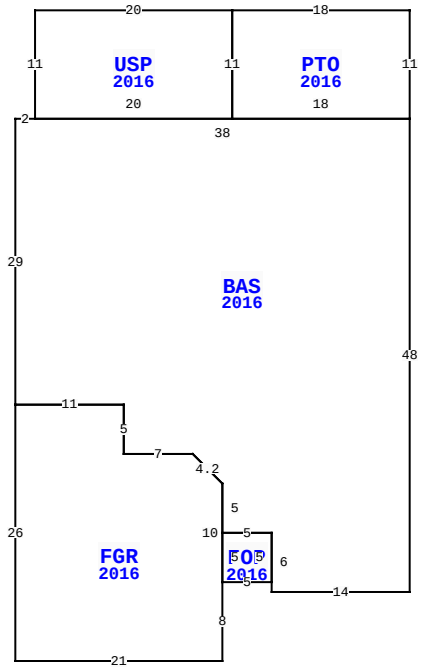
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,546	100	2016	1,546	219,890
FGR	492	55	2016	271	38,545
FOP	25	30	2016	8	1,137
PTO	198	5	2016	10	1,422
USP	220	30	2016	66	9,387
TOTALS	2,481			1,901	270,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,901	114.6306	151.31	287,640	2016	2016	0	0	0	6.00	94.00

1 SNGL FAM – 0% - 2023 Heated Area: 1546 HX Base Yr



54106 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	270,382
TOTAL MARKET OB/XF VALUE	46,117
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	376,499
SOH/AGL Deduction	0
ASSESSED VALUE	376,499
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	376,499
TOTAL JUST VALUE	376,499
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	365,148

FIBERGLASS POOL (282 SQFT) W/ POOL HEATER

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23-05897	FIBERGLASS POOL	68,161	05/08/2023
B1631875	CO ISSUED	0	04/28/2016
B1631875	NEW CONSTR	195,570	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/0588	1/25/2022	WD	Q	I	02	355,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: HARRELL MICHAEL & P						
2490/0814	8/20/2021	WD	U	I	37	349,500
GRANTOR: LANE DARRELL S						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W18 USP=[YR=2016] W20 S11 BAS=[YR=2016] W2 S29 FGR=[YR=2016] S26 E21 N8 FOP=[YR=2016] E5 N5 W5 S5$ N10 U3 L3 W7 N5 W11$ E11 S5 E7 D3 R3 S5 E5 S6 E14 N48 W38$ E20 N11$ S11 E18 N11$.

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	0	0	0	1,682.00	SF	5.20	5.20	100	2016	2016	3	95	8,309	
2	0866	POOL FIBER	1	0	0	0	282.00	SF	72.00	72.00	100	2024	2023		97	19,695	
3	0871	POOL HTR R	1	0	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
4	0845	KOOL DECK	1	0	0	0	344.00	SF	7.25	7.25	100	2024	2023		100	2,494	
5	0476	VF 6 SBPL	1	0	0	0	270.00	LF	32.00	32.00	100	2024	2023		99	8,554	
6	0470	VNYL GATE	1	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
7	0462	ST/AL FNC	1	0	108	0	432.00	SF	10.00	10.00	100	2024	2023		98	4,234	
8	0463	FENCE GATE	1	0	0	0	1.00	UT	300.00	300.00	100	2024	2023		99	297	

LAND DESCRIPTION

TOTAL OB/XF 46,117

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	0		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 08/17/2023 BY KW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS