

ROPER THOMAS JOHN
54174 AMBLERWOOD WAY
CALLAHAN, FL 32011

46-2N-25-0240-0145-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
CONSTRUCTION																				VALUATION SUMMARY													
ELEMENT CD		TYPE MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON FNCT		NORM		% COND		VALUATION BY				STANDARD							
Exterior Wall		20 FACE BRICK 100		0900 01		2,184		111.1320		146.69		320,371		2013		2013		0		0		8.25		91.75		Tax Group: 6				Tax Dist:			
Roof Structur		03 GABLE/HIP 100		1 SNGL FAM - 100%		- 2017		Heated Area: 1899		HX Base Yr 2017												BUILDING MARKET VALUE				293,940							
Roof Cover		05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE				57,744							
Interior Wall		05 DRYWALL 100																				TOTAL LAND VALUE - MARKET				60,000							
Interior Floo		08 SHT VINYL 100																				TOTAL MARKET VALUE				411,684							
Air Condition		03 CENTRAL 100																				SOH/AGL Deduction				154,130							
Heating Type		04 AIR DUCTED 100																				ASSESSED VALUE				257,554							
Bedrooms		3 100																				TOTAL EXEMPTION VALUE				VX HX HB 55,722							
Bathrooms		2 100																				BASE TAXABLE VALUE				201,832							
Frame		02 WOOD FRAME 100																				TOTAL JUST VALUE				411,684							
Stories		1. 1. 100																				NCON VALUE				50,918							
Units		0 100																				INCOME VALUE											
Occupancy		00 NONE 100																				PREVIOUS YEAR MKT VALUE				347,546							
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	1,899	100	2013	1,899	255,582																												
FGR	483	55	2013	266	35,801																												
FOP	42	30	2013	13	1,750																												
PTO	120	5	2013	6	807																												
TOTALS		2,544				2,184		293,940																									
EXTRA FEATURES										54174 AMBLERWOOD WAY, CALLAHAN																							
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	0812	CONCRETE C				0 100	0	0	1,835.00		SF	4.00		4.00		100	2013	2013	3	93	6,826												
2	0866	POOL FIBER				0 100	0	0	290.00		SF	72.00		72.00		100	2025	2024		100	20,880												
3	0855	CONC PAVER				0 100	0	0	835.00		SF	10.00		10.00		100	2025	2024		100	8,350												
4	0911	SCRN RM A				0 100	45	25	1,125.00		SF	17.50		17.50		100	2025	2024		100	19,688												
5	0871	POOL HTR R				0 100	0	0	1.00		UT	2,000.00		2,000.00		100	2025	2024		100	2,000												
LAND DESCRIPTION										TOTAL OB/XF										57,744													
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000															