LOT 146 & S-1 OF LOT 145
IN OR 2799/1546
CLEAR LAKE ESTATES #1 PB 7/346

MCMURRER WILLIAM BRIAN & DREAMA CAROL
54230 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0146-0000

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	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

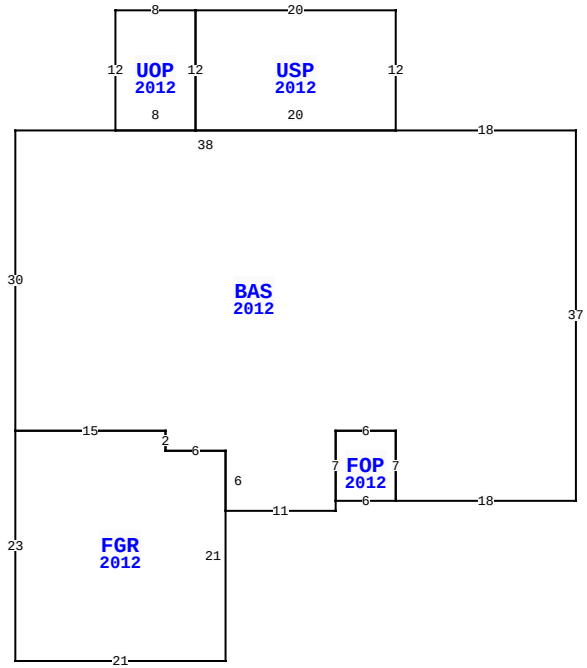
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	2012	1,906	254,428
FGR	471	55	2012	259	34,574
FOP	42	30	2012	13	1,735
UOP	96	20	2012	19	2,536
USP	240	30	2012	72	9,611
TOTALS	2,755			2,269	302,884

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,269	111.1320	146.69	332,840	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2013 Heated Area: 1906 HX Base Yr 2013



54230 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		302,884
TOTAL MARKET OB/XF VALUE		10,024
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		372,908
SOH/AGL Deduction		210,585
ASSESSED VALUE		162,323
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		106,601
TOTAL JUST VALUE		372,908
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25937	CO ISSUED	0	06/13/2012
E24994	ELEC OTHER	0	05/01/2012
M17134	H/AC	0	05/01/2012
B25937	NEW CONSTR	212,561	04/01/2012
P15851	NEW CONSTR	0	04/01/2012
B25937	NEW CONSTR	212,561	04/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2799/1547	7/01/2025	PR	U	I	19	100
GRANTOR: MOORE WALTER AS PR OF						
GRANTEE: MCMURRER WILLIAM BR						
2799/1546	7/01/2025	WD	Q	I	01	450,000
GRANTOR: MOORE WALTER						
GRANTEE: MCMURRER WILLIAM BR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W18 USP=[YR=2012] N12 W20 UOP=[YR=2012] W8 S12 E8 N12$ S12 E20 $ W38 S30 FGR=[YR=2012] S23 E21 N21 W6 N2 W15$ E15 S2 E6 S6 E11 N1 FOP=[YR=2012] E6 N7 W6 S7$ N7 E6 S7 E18 N37$.

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	2,724.00	SF	4.00	4.00	100	2012	2012	3	92	10,024	

LAND DESCRIPTION

TOTAL OB/XF 10,024

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	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 03/17/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS