LOT 147
IN OR 2318/214
CLEAR LAKE ESTATES #1 PB 7/346

BEARDEN CARL L & KATRINA A
54249 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0147-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 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

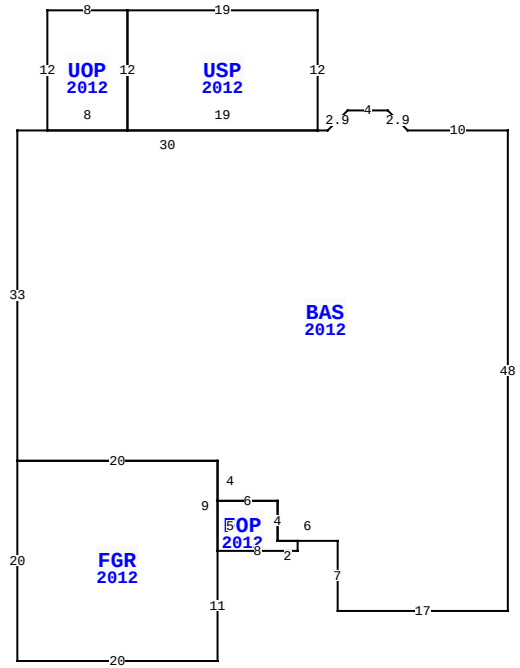
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	2012	1,956	265,944
FGR	400	55	2012	220	29,912
FOP	32	30	2012	10	1,360
UOP	96	20	2012	19	2,583
USP	228	30	2012	68	9,246
TOTALS	2,712			2,273	309,044

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,273	113.1900	149.41	339,609	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 1956 HX Base Yr 2020



54249 AMBLERWOOD WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		309,044
TOTAL MARKET OB/XF VALUE		48,456
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		417,500
SOH/AGL Deduction		154,064
ASSESSED VALUE		263,436
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		212,714
TOTAL JUST VALUE		417,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,768

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531054	SWIM POOL	30,375	09/01/2015
B25833	CO ISSUED	0	05/17/2012
M17027	H/AC	0	04/01/2012
E24868	NEW CONSTR	0	03/01/2012
P15795	NEW CONSTR	0	03/01/2012
B25833	NEW CONSTR	206,371	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2318/0214	11/08/2019	WD	Q	I	01	315,000
GRANTOR: MOORE WALTER & SUZANN						
GRANTEE: BEARDEN CARL L & KA						
2252/1384	1/25/2019	WD	U	I	11	100
GRANTOR: *CONFIDENTIAL*						
GRANTEE: *CONFIDENTIAL*						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W10 U2 L2 W4 D2 L2 W1 USP=[YR=2012] N12 W19 UOP=[YR=2012] W8 S12 E8 N12$ S12 E19$ W30 S33 FGR=[YR=2012] S20 E20 N11 FOP=[YR=2012] E8 N1 W2 N4 W6 S5$ N9 W20$ E20 S4 E6 S4E6 S7 E17 N48$.

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	1,416.00	SF	5.20	5.20	100	2012	2012	3	92	6,774	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2012	2012	3	94	1,880	
3	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2015	2015	3	75	24,990	
4	0855	CONC PAVER	0	100	0	0	627.00	SF	10.00	10.00	100	2015	2015	3	95	5,957	
5	0462	ST/AL FNC	0	100	0	0	480.00	SF	10.00	10.00	100	2015	2015	3	75	3,600	
6	0810	CONCRETE A	0	100	0	0	851.00	SF	6.50	6.50	100	2015	2015	3	95	5,255	

LAND DESCRIPTION

TOTAL OB/XF 48,456

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 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