LOT 148
IN OR 1975/448
ESMT PT OR 1889/1310

BROWN BETTY
54253 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0148-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

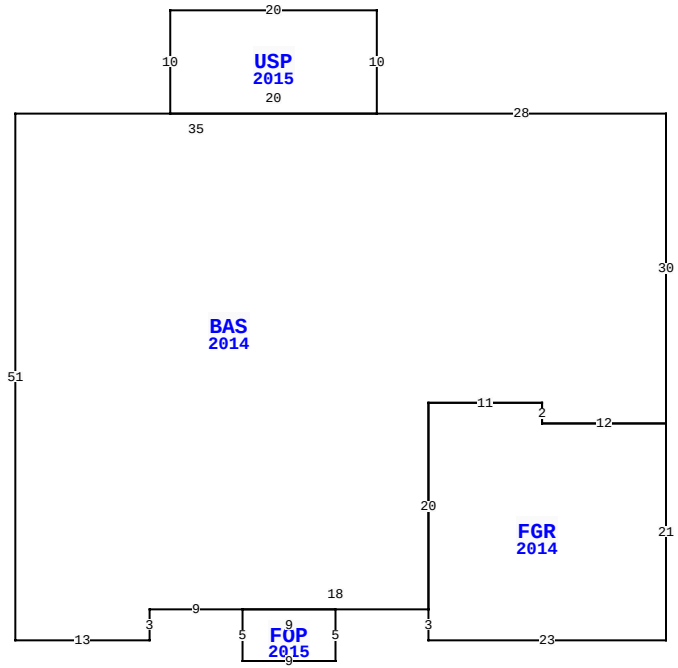
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	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	2,627	100	2014	2,627	349,819
FGR	505	55	2014	278	37,019
FOP	45	30	2015	14	1,864
USP	200	30	2015	60	7,990
TOTALS	3,377			2,979	396,693

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,979	109.0635	143.96	428,857	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2016 Heated Area: 2627 HX Base Yr



54253 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		396,693
TOTAL MARKET OB/XF VALUE		7,813
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		464,506
SOH/AGL Deduction		26,453
ASSESSED VALUE		438,053
TOTAL EXEMPTION VALUE	13	438,053
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		464,506
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		446,609

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530117	ADDITION	5,418	03/01/2015
B1428789	CO ISSUED	0	08/21/2014
B1428789	NEW CONSTR	305,396	05/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1975/0448	3/20/2015	WD	Q	I	01	266,500
GRANTOR: GREENE KENNETH L						
GRANTEE: BROWN PAUL & BETTY						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W28 USP=[YR=2015] N10 W20 S10 E20$ W35 S51 E13 N3 E9 FOP=[YR=2015] S5 E9 N5 W9$ E18 FGR=[YR=2014] S3 E23 N21 W12 N2 W11 S20$ N20 E11 S2 E12 N30$.

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	2,078.00	SF	4.00	4.00	100	2014	2014	3	94	7,813	

LAND DESCRIPTION

TOTAL OB/XF 7,813

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	000100	C	RES	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