LOT 150
IN OR 1909/1238
CLEAR LAKE ESTATES #1 PB 7/346

CORSON ROBIN
54221 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0150-0000

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	08	SHT VINYL 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

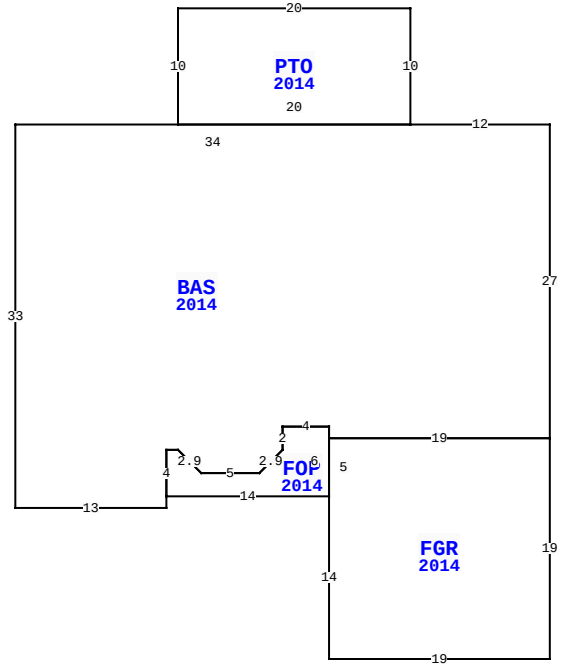
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,340	100	2014	1,340	196,263
FGR	361	55	2014	199	29,147
FOP	50	30	2014	15	2,197
PTO	200	5	2014	10	1,464
TOTALS	1,951			1,564	229,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,564	119.9520	158.34	247,644	2014	2014	0	0	0	7.50	92.50

1 SNGL FAM – 100% - 2015 Heated Area: 1340 HX Base Yr 2015



54221 AMBLERWOOD WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		229,071
TOTAL MARKET OB/XF VALUE		6,550
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		295,621
SOH/AGL Deduction		135,585
ASSESSED VALUE		160,036
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		109,314
TOTAL JUST VALUE		295,621
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		285,297

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1328106	CO ISSUED	0	03/11/2014
B1328108	NEW CONSTR	156,171	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1909/1238	3/21/2014	WD	Q	I	01	150,900
GRANTOR: GREEN KENNETH L						
GRANTEE: BEGLEY JOYCE & ROBI						
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] W12 PTO=[YR=2014] N10 W20 S10 E20$ W34 S33 E13 N1 FOP=[YR=2014] E14 FGR=[YR=2014] S14 E19 N19 W19 S5$ N6 W4 S2 D2 L2 W5 U2 L2 W1 S4$ N4 E1 D2 R2 E5 U2 R2 N2 E4 S1 E19 N27$.

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	1,340.00	SF	5.20	5.20	100	2014	2014	3	94	6,550	

LAND DESCRIPTION

TOTAL OB/XF 6,550

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