LOT 151
IN OR 1787/58
CLEAR LAKE ESTATES #1 PB 7/346

FORTIER GERALD A
54195 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0151-0000

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

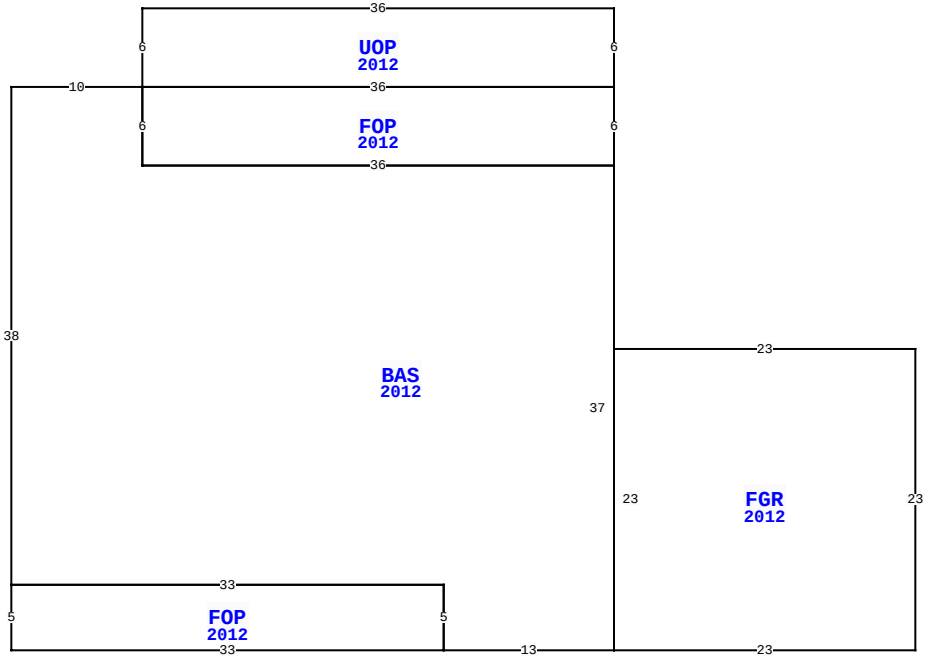
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,597	100	2012	1,597	217,133
FGR	529	55	2012	291	39,565
FOP	165	30	2012	50	6,799
FOP	216	30	2012	65	8,838
UOP	216	20	2012	43	5,847
TOTALS	2,723			2,046	278,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,046	113.1900	149.41	305,693	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2013 Heated Area: 1597 HX Base Yr 2013



54195 AMBLERWOOD WAY, CALLAHAN

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

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	1,456.00	SF	5.20	5.20	100	2012	2012	3	92	6,966	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		278,181
TOTAL MARKET OB/XF VALUE		6,966
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		345,147
SOH/AGL Deduction		179,729
ASSESSED VALUE		165,418
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,696
TOTAL JUST VALUE		345,147
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		332,647

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26695	ADDITION	4,597	12/01/2012
C25481	CO ISSUED	0	03/08/2012
E24543	NEW CONSTR	0	01/01/2012
M16827	H/AC	0	01/01/2012
B25481	NEW CONSTR	188,476	01/01/2012
P15576	NEW CONSTR	0	01/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1787/0058	3/30/2012	WD	Q	I	02	177,800
GRANTOR: GREENE KENNETH I						
GRANTEE: FORTIER GERALD A						
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=2012;ORIG=-36,6] W10 S38 E33 S5 E13 N37 W36 N6 $
FGR=[YR=2012;ORIG=0,49] E23 N23 W23 S23 $
UOP=[YR=2012;ORIG=0,0] W36 S6 E36 N6 $
FOP=[YR=2012;ORIG=-36,6] S6 E36 N6 W36 $
FOP=[YR=2012;ORIG=-46,44] S5 E33 N5 W33 $
.

LAND DESCRIPTION

TOTAL OB/XF 6,966

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	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