LOT 153
CLEAR LAKE ESTATES #1 PB 7/346

BISHOP HEATHER RENEE
54157 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0153-0000

BUILDING CHARACTERISTICS

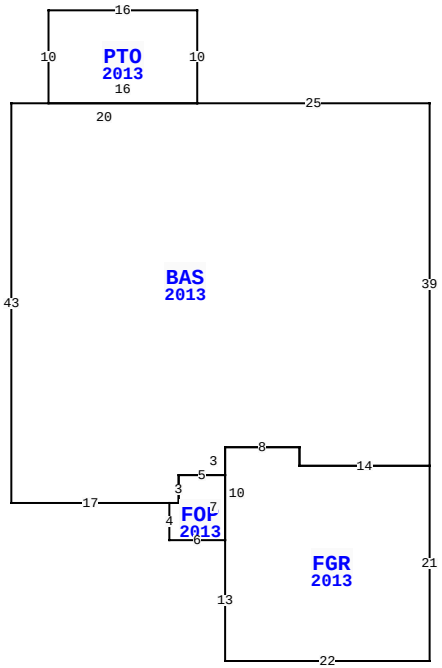
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	19	MARBLE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,816	100	2013	1,816	286,516
FGR	478	55	2013	263	41,494
FOP	39	30	2013	12	1,894
PTO	160	5	2013	8	1,262
TOTALS	2,493			2,099	331,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,099	130.2714	171.96	360,944	2013	2013	0	0	0	8.25	91.75

1 SNGL FAM – 50% - 2024 Heated Area: 1816 HX Base Yr 2024



54157 AMBLERWOOD WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,166
TOTAL MARKET OB/XF VALUE		9,222
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		415,388
SOH/AGL Deduction		1,644
ASSESSED VALUE		413,744
TOTAL EXEMPTION VALUE	HA HAB	50,722
BASE TAXABLE VALUE		363,022
TOTAL JUST VALUE		415,388
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		400,486

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226705	CO ISSUED	0	02/11/2013
E1325715	NEW CONSTR	0	01/01/2013
E1325716	NEW CONSTR	0	01/01/2013
M1317827	H/AC	0	01/01/2013
B1226705	NEW CONSTR	206,863	12/01/2012
P1216266	NEW CONSTR	0	12/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/52	6/22/2025	FJ	U	I	11	0
GRANTOR: BISHOP MICHAEL EST						
GRANTEE: BISHOP HEATHER RENE						
2795/1865	6/22/2025	FJ	U	I	11	0
GRANTOR: BISHOP MICHAEL EST						
GRANTEE: BISHOP HEATHER RENE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W25 PTO=[YR=2013] N10 W16 S10 E16$ W20 S43 E17
FOP=[YR=2013] S4 E6 FGR=[YR=2013] S13 E22 N21 W14 N2 W8 S10$
N7 W5 S3 W1$ E1 N3 E5 N3 E8 S2 E14 N39$.

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	50	0	0	1,514.00	SF	5.20	5.20	100	2013	2013	3	93	7,322	
2	0504	FP-ELECTRI	0	50	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 9,222

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	50	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.25	60,000.00	75,000.00	75,000							

REVIEW DATE 03/17/2021 BY KBA Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS