LOT 155
IN OR 1768/1853
CLEAR LAKE ESTATES #1 PB 7/346

CARPENTER RODNEY A & DIANA M
54127 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0155-0000

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

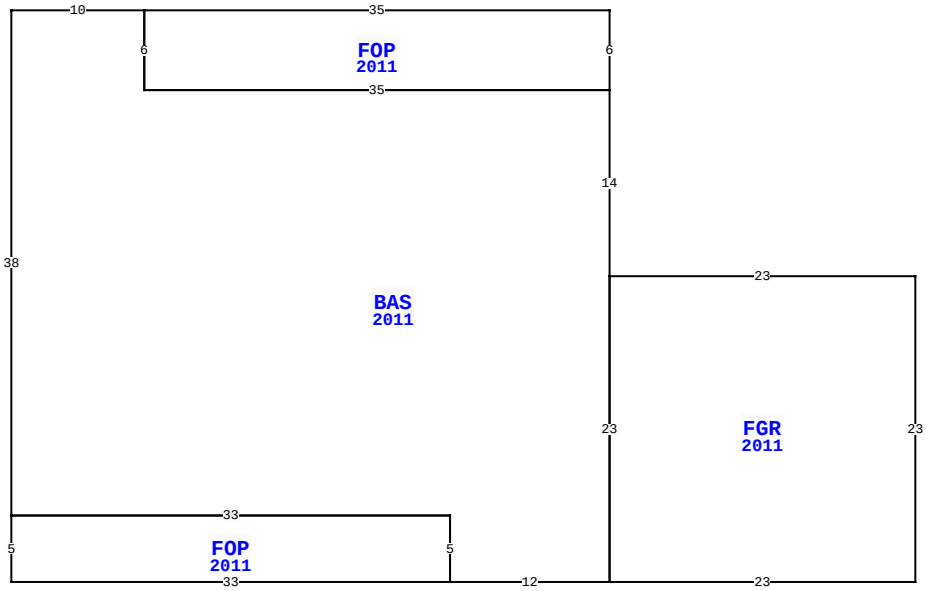
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	2011	1,560	210,355
FGR	529	55	2011	291	39,239
FOP	165	30	2011	50	6,743
FOP	210	30	2011	63	8,495
TOTALS	2,464			1,964	264,831

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,964	113.1900	149.41	293,441	2011	2011	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2012 Heated Area: 1560 HX Base Yr 2012



54127 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		279,678
TOTAL MARKET OB/XF VALUE		60,589
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		430,267
SOH/AGL Deduction		206,179
ASSESSED VALUE		224,088
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		173,366
TOTAL JUST VALUE		430,267
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		419,278

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009754	SWIM POOL	25,000	09/16/2019
B1125116	CO ISSUED	0	11/17/2011
E23866	NEW CONSTR	0	10/01/2011
M16582	H/AC	0	10/01/2011
P14965	NEW CONSTR	0	09/01/2011
B25116	NEW CONSTR	186,775	09/01/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1768/1853	12/02/2011	WD	Q	I	01	168,000
GRANTOR: GREENE KENNETH I						
GRANTEE: CARPENTER RODNEY A						
1753/0771	8/18/2011	WD	U	I	12	850,000
GRANTOR: FEDERAL DEPOSIT INSUR						
GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W23 BAS=[YR=2011] N14 FOP=[YR=2011] N6 W35 S6 E35$ W35 N6 W10 S38 FOP=[YR=2011] S5 E33 N5 W33$ E33 S5 E12 N23$ S23 E23 N23$.

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	2,173.00	SF	4.00	4.00	100	2011	2011	3	91	7,910	
2	0861	POOL GUNIT	0	100	0	0	560.00	SF	85.00	85.00	100	2020	2020	3	90	42,840	
3	0855	CONC PAVER	0	100	0	0	1,004.00	SF	10.00	10.00	100	2020	2020	3	98	9,839	

LAND DESCRIPTION

TOTAL OB/XF 60,589

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	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00	90,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

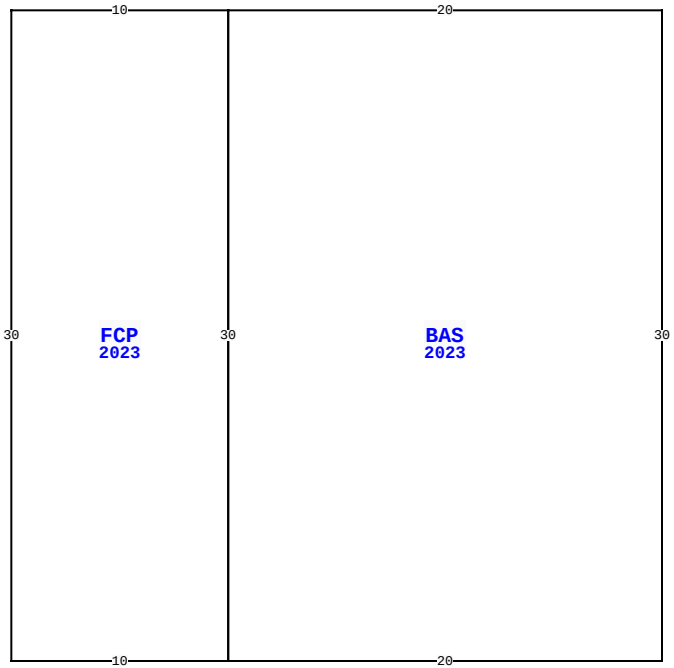
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8015.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2023	600	13,198
FCP	300	25	2023	75	1,650
TOTALS	900			675	14,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	675	63.2500	23.40	15,795	2018	2018	0	0	0	6.00	94.00

2 GARAGE RES – 100% - 2023 Heated Area: 600 HX Base Yr 2012



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NASSAU COUNTY PROPERTY

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GRANTEE: GREENE KENNETH I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] E20 S30 W20 N30 $
FCP=[YR=2023;ORIG=60,10] W10 S30 E10 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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