LOT 156
IN OR 1837/473
CLEAR LAKE ESTATES #1 PB 7/346

GRAHAM ANTHONY B
54103 AMBLEWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0156-0000

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

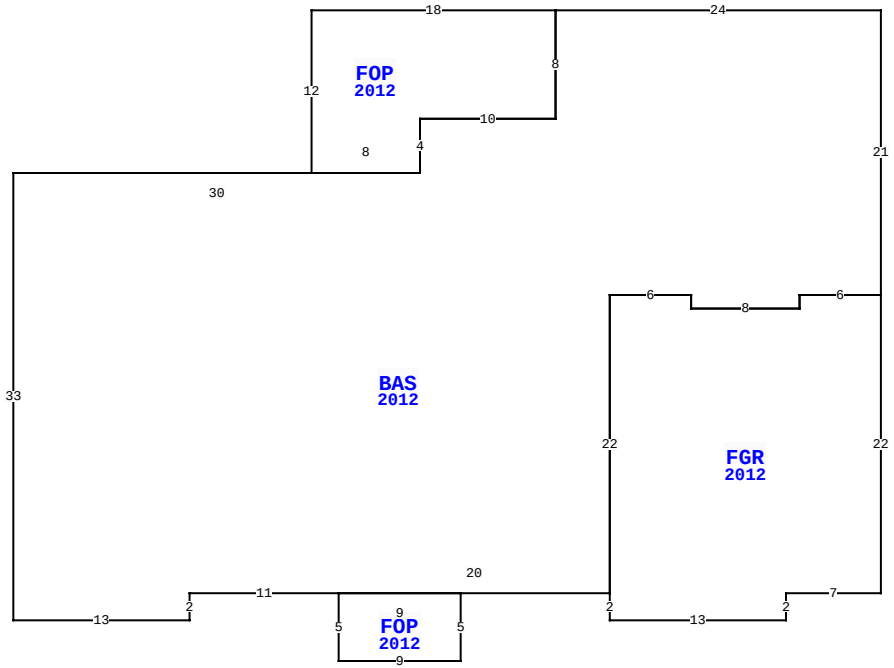
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,906	100	2012	1,906	254,428
FGR	458	55	2012	252	33,639
FOP	45	30	2012	14	1,869
FOP	176	30	2012	53	7,075
TOTALS	2,585			2,225	297,010

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,225	111.1320	146.69	326,385	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2014 Heated Area: 1906 HX Base Yr 2014



54103 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		297,010
TOTAL MARKET OB/XF VALUE		9,350
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		381,360
SOH/AGL Deduction		210,231
ASSESSED VALUE		171,129
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		120,407
TOTAL JUST VALUE		381,360
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26461	CO ISSUED	0	12/04/2012
M1217699	H/AC	0	10/01/2012
P1216148	NEW CONSTR	0	10/01/2012
E1225474	NEW CONSTR	0	10/01/2012
B26461	NEW CONSTR	214,922	09/03/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1837/0473	1/22/2013	WD	U	I	37	31,000
GRANTOR: GREENE KENNETH L						
GRANTEE: GRAHAM ANTHONY B						
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] W24 FOP=[YR=2012] W18 S12 E8 N4 E10 N8$ S8 W10 S4 W30 S33 E13 N2 E11 FOP=[YR=2012] S5 E9 N5 W9 $ E20 FGR=[YR=2012] S2 E13 N2 E7 N22 W6 S1 W8 N1 W6 S22$ N22 E6 S1 E8 N1 E6 N21$.

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	1,555.00	SF	5.20	5.20	100	2012	2012	3	92	7,439	
2	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2020	2020	3	98	1,911	

LAND DESCRIPTION

TOTAL OB/XF 9,350

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	1.25	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