LOT 158
CLEAR LAKE ESTATES #1 PB 7/346

MORAN NICHOLAS & DOROTHY
54055 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0158-0000

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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

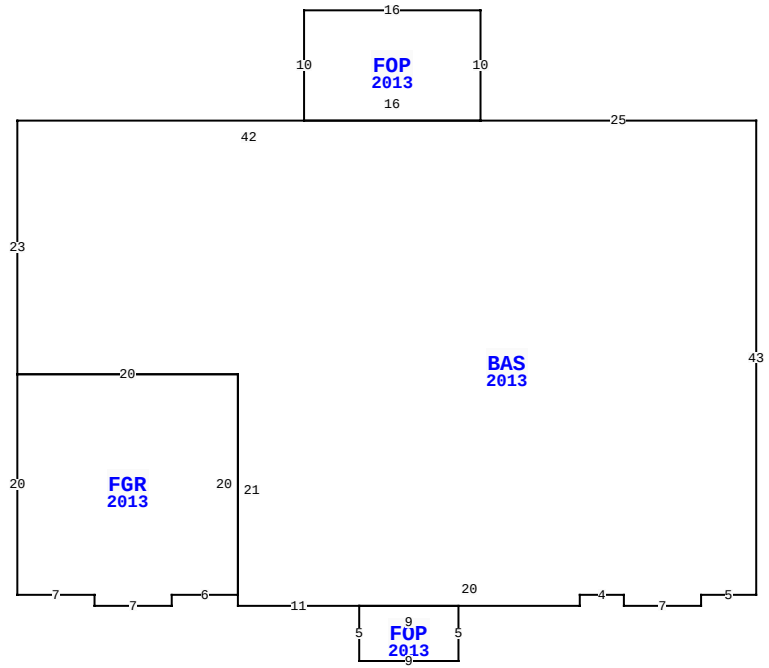
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,519	100	2013	2,519	329,043
FGR	407	55	2013	224	29,260
FOP	45	30	2013	14	1,829
FOP	160	30	2013	48	6,270
TOTALS	3,131			2,805	366,402

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,805	107.8560	142.37	399,348	2013	2013	0	0	0	8.25	91.75

1 SNGL FAM – 0% - 2025 Heated Area: 2519 HX Base Yr



54055 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	366,402
TOTAL MARKET OB/XF VALUE	49,506
TOTAL LAND VALUE - MARKET	75,000
TOTAL MARKET VALUE	490,908
SOH/AGL Deduction	0
ASSESSED VALUE	490,908
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	490,908
TOTAL JUST VALUE	490,908
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	475,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2307440	POOL	60,000	06/09/2023
B1326773	CO ISSUED	0	03/20/2013
B1326773	NEW CONSTR	276,945	01/01/2013
P1316312	NEW CONSTR	0	01/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/566	4/01/2025	WD	Q	I	01	540,000
GRANTOR: LAIRSEY CHRISTOPHER T						
GRANTEE: MORAN NICHOLAS & DO						
2474/0465	6/15/2021	QC	U	I	11	100
GRANTOR: LAIRSEY CHRISTOPHER T						
GRANTEE: LAIRSEY CHRISTOPHER						

BUILDING NOTES

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	0	0	0	1,708.00	SF	5.20	5.20	100	2013	2013	3	93	8,260	
2	0861	POOL GUNIT	0	0	0	0	408.00	SF	85.00	85.00	100	2024	2023		98	33,986	
3	0855	CONC PAVER	0	0	0	0	726.00	SF	10.00	10.00	100	2024	2023		100	7,260	

BUILDING DIMENSIONS

BAS=[YR=2013] W25 FOP=[YR=2013] N10 W16 S10 E16$ W42 S23
FGR=[YR=2013] S20 E7 S1 E7 N1 E6 N20 W20$ E20 S21 E11
FOP=[YR=2013] S5 E9 N5 W9$ E20 N1 E4 S1 E7 N1 E5 N43$.

LAND DESCRIPTION

TOTAL OB/XF 49,506

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	0	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 01/19/2024 BY KW Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS