

LOT 159
IN OR 1981/1571
CLEAR LAKE ESTATES #1 PB 7/346

MCCARTY NATHAN J & SARA E
54029 AMBLERWOOD WAY
CALLAHAN, FL 32011

2025

46-2N-25-0240-0159-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	20	FACE BRICK 100			
Roof Structur	08	IRREGULAR 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	1,982	100	2012	1,982	269,479
FGR	417	55	2012	229	31,136
FOP	32	30	2012	10	1,360
PTO	240	5	2012	12	1,632
TOTALS	2,671			2,233	303,606

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,233	113.1900	149.41	333,633	2012	2012	0	0	0	9.00	91.00

1 SNGL FAM - 100% - 2017