LOT 145
EX S-1 OF LOT 145
CLEAR LAKE ESTATES #1 PB 7/346

ROPER THOMAS JOHN L/E/
54174 AMBLERWOOD WAY
CALLAHAN, FL 32011

2026

46-2N-25-0240-0145-0000

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 100
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

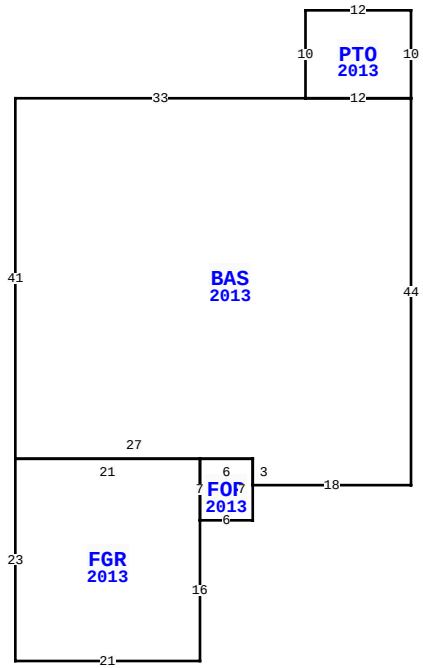
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8015.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,899	100	2013	1,899	266,938
FGR	483	55	2013	266	37,391
FOP	42	30	2013	13	1,827
PTO	120	5	2013	6	844
TOTALS	2,544			2,184	306,999

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,184	111.1320	154.47	337,362	2013	2013	0	0	0	9.00	91.00

1 SNGL FAM 100% - 2026 Heated Area: 1899 HX Base Yr



54174 AMBLERWOOD WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/04/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		306,999
TOTAL MARKET OB/XF VALUE		69,643
TOTAL LAND VALUE - MARKET		61,000
TOTAL MARKET VALUE		437,642
SOH/AGL Deduction		0
ASSESSED VALUE		437,642
TOTAL EXEMPTION VALUE	13	437,642
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		437,642
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,684

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000094	SCRN ENCLSR	22,340	01/04/2024
SP230015774	NEW INGROUND FIBE	85,507	12/11/2023
B1327255	CO ISSUED	0	07/26/2013
B1327255	NEW CONSTR	213,430	05/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	1/23/2026	CN	U	I	11	100
GRANTOR: ROPER THOMAS JOHN						
GRANTEE: ROPER THOMAS JOHN						
9999/9999	7/15/2016	CN	Q	I	01	220,000
GRANTOR: MYRICE JAMES EDWARD &						
GRANTEE: ROPER THOMAS JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2013] N10 W12 S10 BAS=[YR=2013] W33 S41
FGR=[YR=2013] S23 E21 N16 FOP=[YR=2013] E6 N7 W6 S7$ N7 W21$
E27 S3 E18 N44 W12$ E12 $.

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
2	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	
4	0911	SCRN RM A	0	100	45	25	1,125.00	SF	18.00	18.00	100	2025	2024	03	97	19,643	

LAND DESCRIPTION

TOTAL OB/XF 69,643

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	000134	C	RES POND	100	0003	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	61,000.00	61,000.00	61,000							

REVIEW DATE 06/06/2024 BY TW Total Acres: 0.00 Total Land Value: 61,000 Market: 0 Agricultural: 0 Common: 61,000 PRINTED 07/09/2026 BY SYS