

FORTIER GERALD A
54195 AMBLERWOOD WAY
CALLAHAN, FL 32011

46-2N-25-0240-0151-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																																																																																																																																																																																																																																																																																																																																															
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																																																																																																																																																																																																																																																																																																																																																																																																															
ELEMENT		CD		20		FACE BRICK 100		0900		01		2,046		113.1900		157.33		321,897		2012		2012		0		0		9.75		90.25																																																																																																																																																																																																																																																																																																																																																																																																					
Exterior Wall		03		GABLE/HIP 100		1		SNGL FAM		100%		- 2013		Heated Area: 1597		HX Base Yr 2013		VALUATION BY		STANDARD		Tax Group: 6		Tax Dist:		290,512		61,000		351,512		181,628		169,884		51,411		118,473		351,512		0		INCOME VALUE		PREVIOUS YEAR MKT VALUE		345,147																																																																																																																																																																																																																																																																																																																																																																																			
Roof Cover		03		COMP SHNGL 100		08		SHT VINYL 40		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		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		1,597		100		2012		1,597		226,759		FGR		529		55		2012		291		41,319		FOP		165		30		2012		50		7,100		FOP		216		30		2012		65		9,229		UOP		216		20		2012		43		6,105																																																																																																																																																																																																																																																																																																							
Interior Wall		05		DRYWALL 100		14		CARPET 60		08		SHT VINYL 40		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		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		1,597		100		2012		1,597		226,759		FGR		529		55		2012		291		41,319		FOP		165		30		2012		50		7,100		FOP		216		30		2012		65		9,229		UOP		216		20		2012		43		6,105																																																																																																																																																																																																																																																																																																			
Interior Floor		14		CARPET 60		08		SHT VINYL 40		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		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		1,597		100		2012		1,597		226,759		FGR		529		55		2012		291		41,319		FOP		165		30		2012		50		7,100		FOP		216		30		2012		65		9,229		UOP		216		20		2012		43		6,105																																																																																																																																																																																																																																																																																																							
Air Condition		03		CENTRAL 100		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		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		1,597		100		2012		1,597		226,759		FGR		529		55		2012		291		41,319		FOP		165		30		2012		50		7,100		FOP		216		30		2012		65		9,229		UOP		216		20		2012		43		6,105																																																																																																																																																																																																																																																																																																															
Heating Type		04		AIR DUCTED 100		Bedrooms		3 100		2 100		WOOD FRAME 100		Stories		1. 100		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		1,597		100		2012		1,597		226,759		FGR		529		55		2012		291		41,319		FOP		165		30		2012		50		7,100		FOP		216		30		2012		65		9,229		UOP		216		20		2012		43		6,105																																																																																																																																																																																																																																																																																																																			
Bedrooms		02		WOOD FRAME 100		Stories		1. 100		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		1,597		100		2012		1,597		226,759		FGR		529		55		2012		291		41,319		FOP		165		30		2012		50		7,100		FOP		216		30		2012		65		9,229		UOP		216		20		2012		43		6,105																																																																																																																																																																																																																																																																																																																											
Bathrooms		02		WOOD FRAME 100		Stories		1. 100		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		1,597		100		2012		1,597		226,759		FGR		529		55		2012		291		41,319		FOP		165		30		2012		50		7,100		FOP		216		30		2012		65		9,229		UOP		216		20		2012		43		6,105																																																																																																																																																																																																																																																																																																																											
Frame		02		WOOD FRAME 100		Stories		1. 100		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		1,597		100		2012		1,597		226,759		FGR		529		55		2012		291		41,319		FOP		165		30		2012		50		7,100		FOP		216		30		2012		65		9,229		UOP		216		20		2012		43		6,105																																																																																																																																																																																																																																																																																																																											
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Units		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		1,597		100		2012		1,597		226,759		FGR		529		55		2012		291		41,319		FOP		165		30		2012		50		7,100		FOP		216		30		2012		65		9,229		UOP		216		20		2012		43		6,105																																																																																																																																																																																																																																																																																																																																					
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