

CARPENTER RODNEY A & DIANA M
54127 AMBLERWOOD WAY
CALLAHAN, FL 32011

46-2N-25-0240-0155-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall

03

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

TOTALS

2,464

1,964

276,551

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

1,560

100

2011

1,560

219,664

FGR

529

55

2011

291

40,976

FOP

165

30

2011

50

7,041

FOP

210

30

2011

63

8,871

TOTALS

2,464

1,964

276,551

EXTRA FEATURES

54127 AMBLERWOOD WAY, CALLAHAN

L N

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

2020

2020

04

95

47,500

LAND DESCRIPTION

TOTAL OB/XF

47,500

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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

01/06/2023

BY

KWA

Total Acres:

0.00

Total Land Value:

61,000

Market:

0

Agricultural:

0

Common:

61,000

PRINTED 07/09/2026 BY SYS

MARKET ADJUSTMENTS

TYPEDMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

0900011,964113.1900157.33308,9962011

20110010.5089.50

HEATED AREA

1560

HX Base Yr

2012

FOP

2011

BAS

2011

FGR

2011

FOP

2011

NASSAU COUNTY PROPERTY

PAGE 1 of 2

6

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUETOTAL JUST VALUE

NCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

292,03747,50061,000400,537170,399230,13851,411178,727400,5370430,267

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1768/185312/02/2011WD Q I I 01168,000

GRANTOR: GREENE KENNETH I

GRANTEE: CARPENTER RODNEY A

1753/07718/18/2011WD U I I 12850,000

GRANTOR: FEDERAL DEPOSIT INSUR

GRANTEE: GREENE KENNETH I

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2011] W23 BAS=[YR=2011] N14 FOP=[YR=2011] N6 W35 S6 E35\$ W35 N6 W10 S38 FOP=[YR=2011] S5 E33 N5 W33\$ E33 S5 E12 N23\$ S23 E23 N23\$.

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