

WATERS JOSEPH LEWIS
44320 HUNTERS GREEN DR
CALLAHAN, FL 32011

09-1N-25-078H-0001-0000

0900

01

2,838

102.7200

121.98

346,179

2005

2007

0

0

11.25

88.75

1 SNGL FAM - 100% - 2016

Heated Area: 2051

HX Base Yr 2016

11

33

11

33

32

22

2.9

4

2.9

4

5

6

16

21

22

21

UEP
2012

BAS
2005

FGR
2005

FDG
2005

25

21

25

FDG
2005

03

0100

08

8017.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,051

100

2,051

222,036

FDG

525

60

315

34,101

FGR

462

55

254

27,497

UEP

363

60

218

23,600

TOTALS

3,401

2,838

307,234

EXTRA FEATURES

44320 HUNTERS GREEN DR, CALLAHAN

BLD DATE

XF DATE

INC DATE

YEAR ON

YEAR ACTUAL

Q

% COND

LGL DATE

LAND DATE

AG DATE

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

1

0500

FP-PRE FAB

0 100

0

0

1.00

UT

3,500.00

3,500.00

100

2005

2005

3

90

3,150

2

0810

CONCRETE A

0 100

0

0

2,659.00

SF

6.50

6.50

100

2005

2005

3

87

15,037

3

0810

CONCRETE A

0 100

0

0

567.00

SF

6.50

6.50

100

2006

2006

3

88

3,243

4

0476

VF 6 SBPL

0 100

0

0

243.00

LF

32.00

32.00

100

2006

2006

3

72

5,599

5

0470

VNYL GATE

0 100

0

0

3.00

UT

300.00

300.00

100

2006

2006

3

72

648

6

0475

VF 4 SBPL

0 100

0

0

5.00

LF

14.00

14.00

100

2006

2006

3

72

50

7

0851

PATIO STON

0 100

0

0

275.00

SF

0.75

0.75

100

2008

2008

3

90

186

LAND DESCRIPTION

TOTAL OB/XF

27,913

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

SFR

100

0006

OR

0.00

0.00

1.00

LT

1.00

1.00

1.00

60,000.00

60,000.00

60,000

REVIEW DATE

05/07/2019

BY

KBA

Total Acres: 0.00

Total Land Value: 60,000

Market: 0

Agricultural: 0

Common: 60,000

PRINTED 08/02/2023 BY SYS

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

307,234

27,913

60,000

395,147

189,114

206,033

50,000

156,033

395,147

0

303,158

PERMIT NUM

DESCRIPTION

AMT

ISSUED

R2211243

REPAIR/RRF

29,000

12/01/2022

R08597

REPAIR/RRF

1,000

11/01/2005

M10421

MECH OTHER

0

10/01/2005

B0516636

ADDITION

20,000

09/01/2005

P09853

OTHER

0

08/01/2005

P09955

OTHER

0

08/01/2005

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1998/1876

6/19/2015

SW

U

I

12

184,300

GRANTOR: LSF8 MASTER PARTICIPA

GRANTEE: WATERS JOSEPH LEWIS

1978/1716

5/11/2015

CT

U

I

18

100

GRANTOR: CLERK OF COURT

GRANTEE: LSF8 MASTER PARTICI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 UEP=[YR=2012] W33 S11 E33 N11\$ S11 W33 S32 E22 R2 D2 E4 U2 R2 E4 N2 E5 FGR=[YR=2005] S16 E21 N22 W21 S6\$ N6 E21 N35\$ PTR= E15 FDG=[YR=2005] E25 S21 W25 N21\$ W15\$