

LOT 2 (10-1N-25)
IN OR 1561/1755
HUNTERS GREEN REPLAT PB 6/207

SAMMONS ROBERT W & MAURA E
44298 HUNTERS GREEN DR
CALLAHAN, FL 32011

2023

09-1N-25-078H-0002-0000



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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAR NUM		MKT AREA	08
---------	--	----------	----

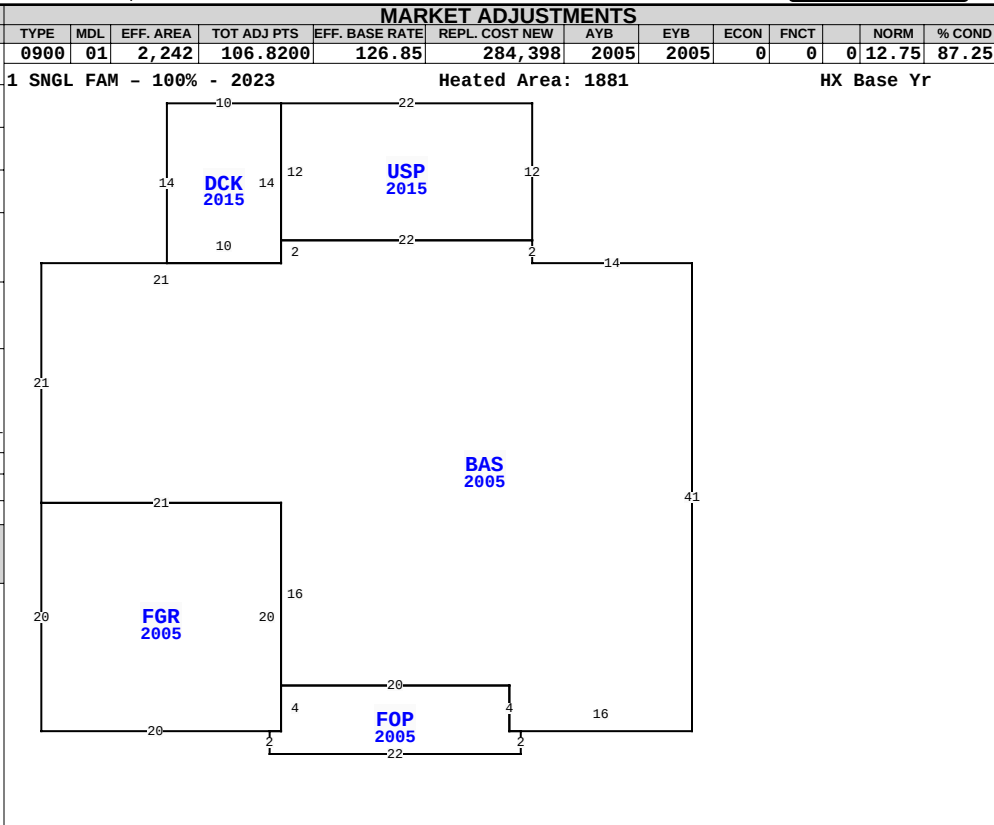
NEIGHBORHOOD/LOC	8017.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	1,881	208,183
DKC	140	10	14	1,550
FGR	420	55	231	25,566
FOP	124	30	37	4,095
USP	264	30	79	8,743

TOTALS	2,829		2,242	248,137
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	0	0		1,555.00	SF 6.50	100	2005
2	0861	POOL GUNIT	0	100	0	0		416.00	SF 85.00	100	2015
3	0855	CONC PAVER	0	100	0	0		688.00	SF 10.00	100	2015

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
44298 HUNTERS GREEN DR, CALLAHAN											

TOTAL OB/XF											
44,041											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										248,137	
TOTAL MARKET OB/XF VALUE										44,041	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										352,178	
SOH/AGL Deduction										0	
ASSESSED VALUE										352,178	
TOTAL EXEMPTION VALUE										13	352,178
BASE TAXABLE VALUE										0	
TOTAL JUST VALUE										352,178	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										279,823	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002691	REPAIR/RRF	17,000	02/17/2022
B1530544	SWIM POOL	37,204	06/01/2015
M10420	MECH OTHER	0	10/01/2005
P09852	OTHER	0	08/01/2005
P09953	OTHER	0	08/01/2005
B15637	NEW CONSTR	155,000	07/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1561/1755	4/17/2008	WD	Q	I		240,000			
GRANTOR: MCLARNEY KATHRYN C &									
GRANTEE: SAMMONS ROBERT W &									
1390/0776	2/21/2006	WD	Q	I		211,600			
GRANTOR: KENNETH GREENE CONTRA									
GRANTEE: MCLARNEY KATHRYN C									

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2005] W14 N2 USP=[YR=2015] N12 W22 DCK=[YR=2015] W10 S14 E10 N14\$ S12 E22\$ W22 S2 W21 S21 FGR=[YR=2005] S20 E20 FOP=[YR=2005] S2 E22N2 W1 N4 W20 S4 W1\$ E1 N20 W21\$ E21 S16 E20 S4 E16 N41\$.											