



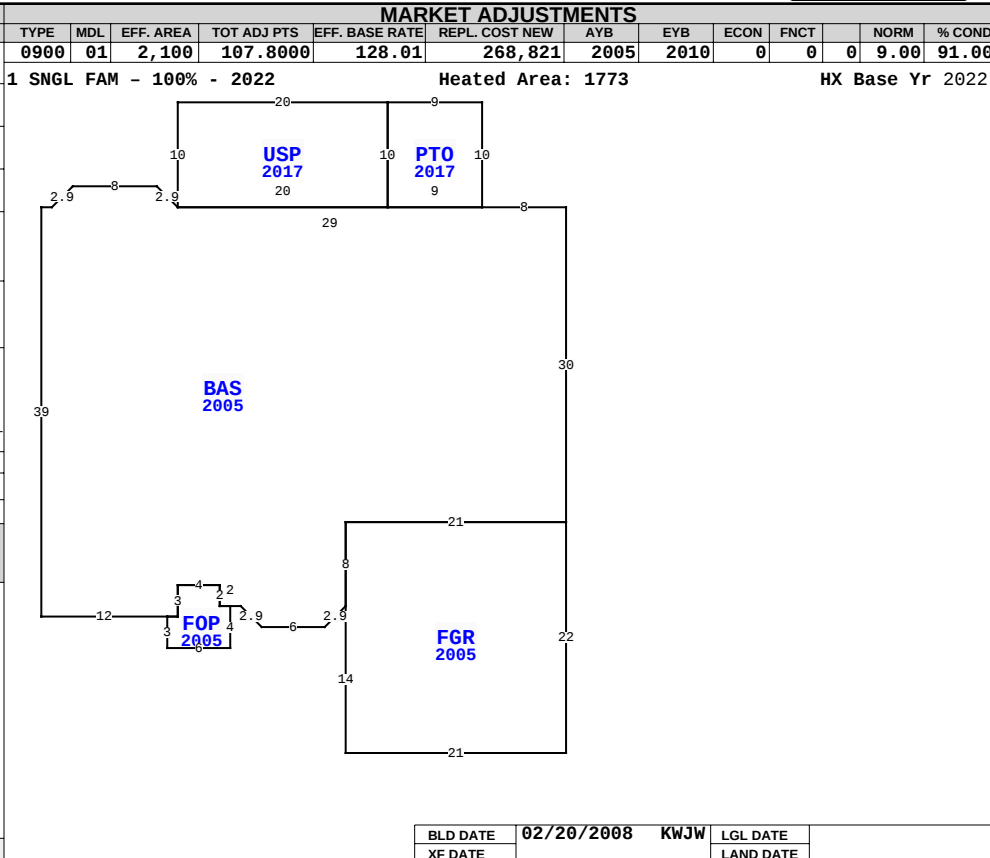
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,773	100	1,773	206,535
FGR	462	55	254	29,589
FOP	31	30	9	1,048
PTO	90	5	4	466
USP	200	30	60	6,990
TOTALS	2,556		2,100	244,627

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	0812	CONCRETE C	0 100	0	0	2,042.00	SF	4.00	4.00	100	2005	2005	3	87	7,106	
2	0940	SHEDS/PORT	0 100	12	30	360.00	SF	30.00	30.00	100	2017	2017	3	82	8,856	

LAND DESCRIPTION			TOTAL OB/XF 15,962													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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



44230 HUNTERS GREEN DR, CALLAHAN

BLD DATE	02/20/2008	KWJW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		244,627	
TOTAL MARKET OB/XF VALUE		15,962	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		320,589	
SOH/AGL Deduction		153,521	
ASSESSED VALUE		167,068	
TOTAL EXEMPTION VALUE		HX HB VX	55,000
BASE TAXABLE VALUE		112,068	
TOTAL JUST VALUE		320,589	
NCON VALUE		8,856	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		241,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21014567	REPAIR/RRF	19,000	10/22/2021
P09849	OTHER	0	08/01/2005
B15693	NEW CONSTR	175,000	07/01/2005
R7973	REPAIR/RRF	2,500	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2648/290	6/15/2023	WD	Q	I	01
GRANTOR: GOLDBERG NEIL & JO-AN					
GRANTEE: MCCORMICK PAUL FRAN					
2508/1124	10/26/2021	WD	Q	I	01
GRANTOR: CROWDER THOMAS J & AM					
GRANTEE: GOLDBERG NEIL & JO-					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=2005] W8 PTO=[YR=2017] N10 W9 USP=[YR=2017] W20 S10 E20 N10\$ S10 E9\$ W29 U2 L2 W8 D2 L2 W1 S39 E12 FOP=[YR=2005] S3 E6 N4 W1 N2 W4 S3 W1\$ E1 N3 E4 S2E2 R2 D2 E6 U2 R2 FGR=[YR=2005] S14 E21 N22 W21 S8\$ N8 E21 N30\$.															