LOT 13
IN OR 1517/260
HUNTERS GREEN REPLAT PB 6/207

SAWYER HARRY L JR & MARY E
44064 HUNTER GREEN DR
CALLAHAN, FL 32011

2023

09-1N-25-078H-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

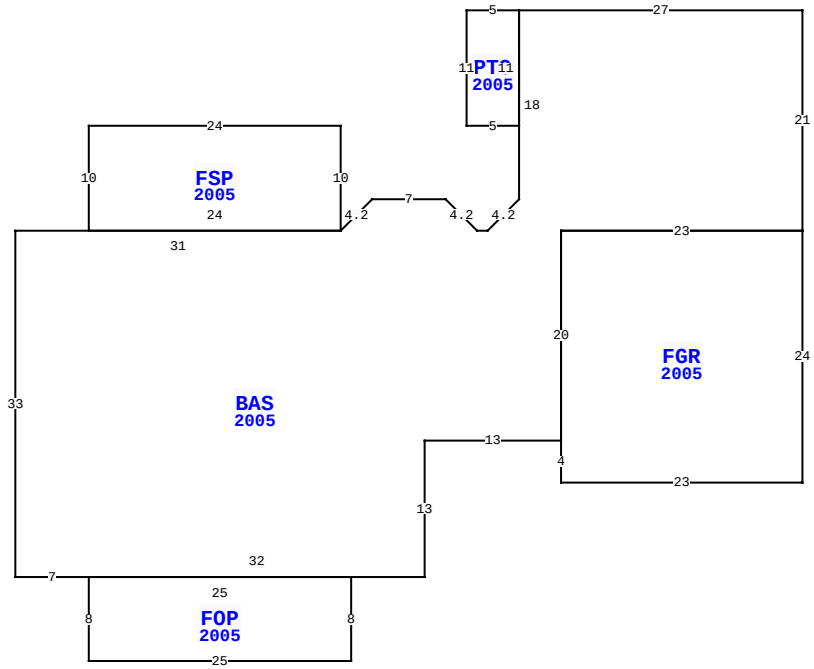
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
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	2,149	100	2,149	246,244
FGR	552	55	304	34,834
FOP	200	30	60	6,875
FSP	240	40	96	11,000
PTO	55	5	3	344
TOTALS	3,196		2,612	299,297

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,612	110.5920	131.33	343,034	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2013 Heated Area: 2149 HX Base Yr 2013



44064 HUNTERS GREEN DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		299,297
TOTAL MARKET OB/XF VALUE		66,975
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		426,272
SOH/AGL Deduction		234,049
ASSESSED VALUE		192,223
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,223
TOTAL JUST VALUE		426,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15806	NEW CONSTR	158,226	08/01/2005
P09854	OTHER	0	08/01/2005
R08058	REPAIR/RRF	2,500	08/01/2005
WL394	WELL	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1517/0260	8/06/2007	WD	Q	I		281,900
GRANTOR: COLLIER LARRY D & DEB						
GRANTEE: SAWYER HARRY L JR &						
1341/0637	8/11/2005	WD	U	V	19	49,500
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: COLLIER LARRY D & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W27 PTO=[YR=2005] W5 S11 E5 N11$ S18 D3 L3 W1 L3 U3 W7 L3 D3 FSP=[YR=2005] N10 W24 S10 E24$ W31 S33 E7 FOP=[YR=2005] S8 E25 N8 W25$ E32 N13 E13 FGR=[YR=2005] S4 E23 N24 W23 S20$ N20 E23 N21$.

EXTRA FEATURES

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	2,558.00	SF	4.00	4.00	100	2005	2005	3	87	8,902	
3	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	2016	2016	3	84	37,485	
4	0855	CONC PAVER	0	100	0	0	675.00	SF	10.00	10.00	100	2016	2016	3	97	6,548	
5	0910	SCRN RM L	0	100	0	0	1,200.00	SF	15.00	15.00	100	2016	2016	3	78	14,040	

LAND DESCRIPTION

TOTAL OB/XF 66,975

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