LOT 14
IN OR 1890/616
HUNTERS GREEN REPLAT PB 6/207

CHAMBERS WESLEY E III & BRANDI
44032 HUNTERS GREEN DR
CALLAHAN, FL 32011

2023

09-1N-25-078H-0014-0000

BUILDING CHARACTERISTICS

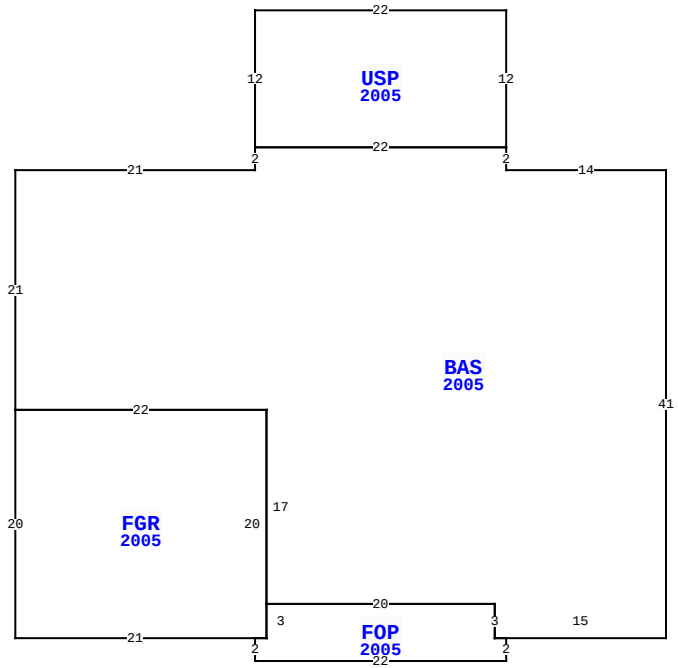
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,881	100	1,881	223,084
FGR	440	55	242	28,701
FOP	104	30	31	3,677
USP	264	30	79	9,369
TOTALS	2,689		2,233	264,832

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,233	114.4640	135.93	303,532	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2014 Heated Area: 1881 HX Base Yr 2014



44032 HUNTERS GREEN DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		264,832
TOTAL MARKET OB/XF VALUE		39,763
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		364,595
SOH/AGL Deduction		185,577
ASSESSED VALUE		179,018
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,018
TOTAL JUST VALUE		364,595
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		277,018

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632980	XFOB	38,560	09/01/2016
P09862	OTHER	0	08/01/2005
B15702	NEW CONSTR	155,000	07/01/2005
R7981	REPAIR/RRF	2,500	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1890/0616	11/12/2013	WD	Q	I	01	150,000
GRANTOR: MOORE GEORGE & TRACY						
GRANTEE: CHAMBERS WESLEY E I						
1397/0440	3/20/2006	WD	Q	I		237,100
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: MOORE GEORGE & TRAC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 N2 USP=[YR=2005] N12 W22 S12 E22$ W22 S2 W21 S21 FGR=[YR=2005] S20 E21 FOP=[YR=2005] S2 E22 N2 W1 N3 W20 S3 W1$ E1 N20 W22 $ E22 S17 E20 S3 E15 N41$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,562.00	SF	4.00	4.00	100	2005	2005	3	87	5,436	
3	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	2016	2016	3	84	25,402	
4	0810	CONCRETE A	0	100	0	0	916.00	SF	6.50	6.50	100	2016	2016	3	97	5,775	

LAND DESCRIPTION

TOTAL OB/XF 39,763

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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