LOT 15
HUNTERS GREEN REPLAT PB 6/207

NGUYEN JENNIFER
44006 HUNTERS GREEN DRIVE
CALLAHAN, FL 32011

2023

09-1N-25-078H-0015-0000

BUILDING CHARACTERISTICS

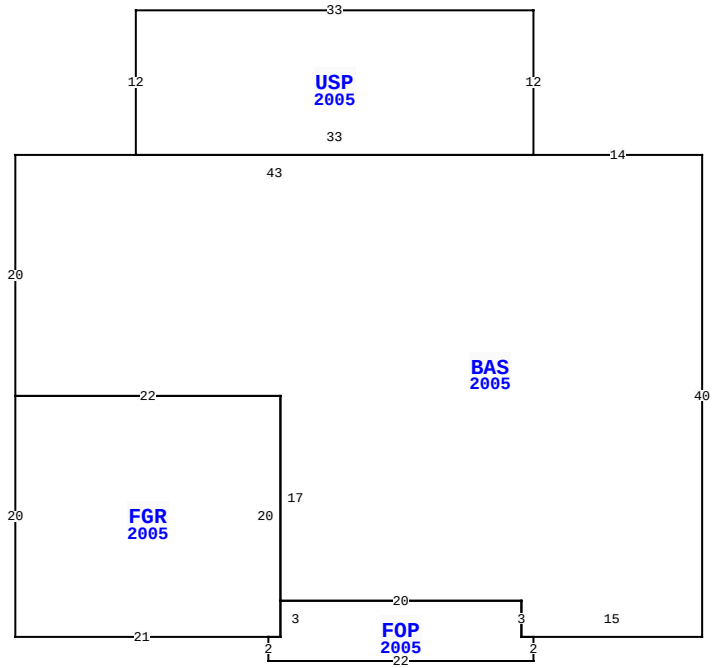
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,780	100	1,780	207,351
FGR	440	55	242	28,190
FOP	104	30	31	3,611
USP	396	30	119	13,862
TOTALS	2,720		2,172	253,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,172	107.8000	128.01	278,038	2005	2010	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2020 Heated Area: 1780 HX Base Yr 2020



44006 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		253,015
TOTAL MARKET OB/XF VALUE		10,903
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		323,918
SOH/AGL Deduction		136,721
ASSESSED VALUE		187,197
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		137,197
TOTAL JUST VALUE		323,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004661	REPAIR/RRF	9,300	06/01/2019
P09855	OTHER	0	08/01/2005
B15701	NEW CONSTR	145,000	07/01/2005
R7980	REPAIR/RRF	2,200	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2310/1649	10/03/2019	WD	Q	I	01	238,500
GRANTOR: HOBBS MAURICE L & HEI						
GRANTEE: NGUYEN JENNIFER						
1374/0143	12/14/2005	WD	Q	I		201,300
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: HOBBS MAURICE L & H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 USP=[YR=2005] N12 W33 S12 E33$ W43 S20
FGR=[YR=2005] S20 E21 FOP=[YR=2005] S2 E22 N2 W1 N3 W20 S3
W1$ E1 N20 W22$ E22 S17 E20 S3 E15 N40$.

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	2,016.00	SF	4.00	4.00	100	2005	2005	3	87	7,016	
3	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50	100	2005	2005	3	27	737	

LAND DESCRIPTION

TOTAL OB/XF 10,903

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 10/17/2019 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS