

TAYLOR ERNEST S III & TAMARA A
44017 HUNTERS GREEN DRIVE
CALLAHAN, FL 32011

09-1N-25-078H-0016-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY									
Exterior Wall 20 FACE BRICK 100										0900 01 3,127 96.6000 114.71 358,698 2005 2010 0 0 9.00 91.00										Tax Group: 6 Tax Dist: STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SNGL FAM - 100% - 2006 Heated Area: 2732 HX Base Yr 2006										BUILDING MARKET VALUE 326,415									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 47,393									
Interior Wall 05 DRYWALL 100																				TOTAL LAND VALUE - MARKET 60,000									
Interior Floo 14 CARPET 70																				TOTAL MARKET VALUE 433,808									
Interior Floo 08 SHT VINYL 30																				SOH/AGL Deduction 246,186									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 187,622									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms 4 100																				BASE TAXABLE VALUE 137,622									
Bathrooms 2 100																				TOTAL JUST VALUE 433,808									
Frame 02 WOOD FRAME 100																				NCON VALUE 0									
Stories 1. 1. 100																				INCOME VALUE									
Units 0 100																				PREVIOUS YEAR MKT VALUE 339,648									
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 2,032 100 2,032 212,113																													
BAS 194 100 194 20,251																													
BAS 506 100 506 52,819																													
FGR 506 55 278 29,019																													
FOP 10 30 3 313																													
FOP 27 30 8 835																													
FOP 352 30 106 11,065																													
TOTALS 3,627 3,127 326,415																													
EXTRA FEATURES 44017 HUNTERS GREEN DR, CALLAHAN																													
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 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 0811 CONCRETE B 0 100 0 0 1,458.00 SF 5.20 5.20 100 2009 2009 3 91 6,899																													
3 0940 SHEDS/PORT 0 100 10 14 140.00 SF 19.50 19.50 100 2009 2009 3 45 1,229																													
4 0861 POOL GUNIT 0 100 0 0 420.00 SF 85.00 85.00 100 2013 2013 3 75 26,775																													
5 0845 KOOL DECK 0 100 0 0 701.00 SF 7.25 7.25 100 2013 2013 3 95 4,828																													
6 0476 VF 6 SBPL 0 100 0 0 150.00 LF 32.00 32.00 100 2017 2017 3 94 4,512																													
LAND DESCRIPTION TOTAL OB/XF 47,393																													
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																													