LOT 20
HUNTERS GREEN REPLAT PB 6/207

**COOKSON TRUST/COOKSON WILLIAM A TRUSTEE**
44195 HUNTERS GREEN DRIVE
CALLAHAN, FL 32011

**2023**

**09-1N-25-078H-0020-0000**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

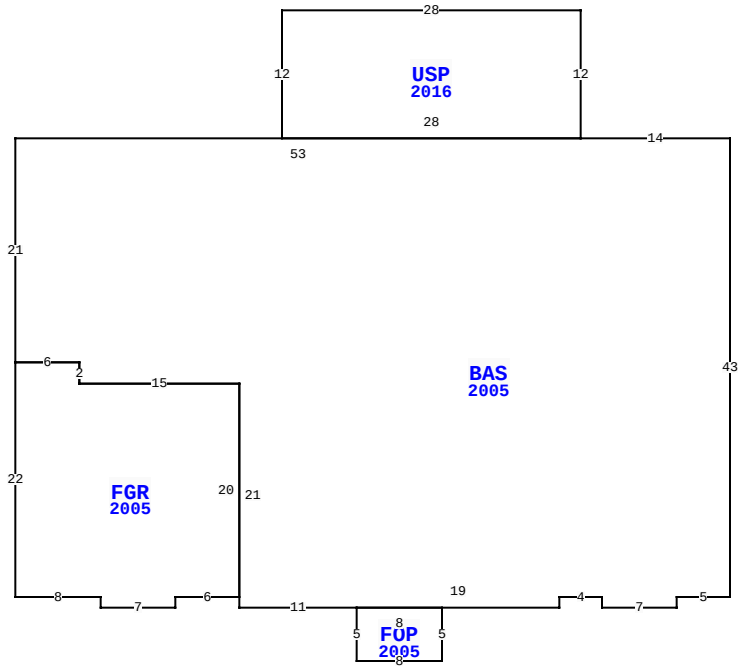
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,486 | 100 | 2,486 | 295,293 |
| FGR | 439 | 55 | 241 | 28,627 |
| FOP | 40 | 30 | 12 | 1,425 |
| USP | 336 | 30 | 101 | 11,997 |
| TOTALS | 3,301 | | 2,840 | 337,342 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,840 | 109.9200 | 130.53 | 370,705 | 2005 | 2010 | 0 | 0 | 0 | 9.00 | 91.00 |

1 SNGL FAM – 0% - 2023 Heated Area: 2486 HX Base Yr




44195 HUNTERS GREEN DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 337,342 |
| TOTAL MARKET OB/XF VALUE | 29,713 |
| TOTAL LAND VALUE - MARKET | 60,000 |
| TOTAL MARKET VALUE | 427,055 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 427,055 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 427,055 |
| TOTAL JUST VALUE | 427,055 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 334,662 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19005037 | REPAIR/RRF | 15,385 | 06/01/2019 |
| B25343 | ADDITION | 34,786 | 11/01/2011 |
| B0617655 | SCRN RM | 3,600 | 12/01/2006 |
| M10137 | MECH OTHER | 0 | 08/01/2005 |
| B15440 | NEW CONSTR | 174,149 | 06/01/2005 |
| E15233 | REPAIR/RRF | 0 | 06/01/2005 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2597/1593 | 10/07/2022 | WD | U | I | 11 | 100 |
| GRANTOR: COOKSON WILLIAM | | | | | | |
| GRANTEE: COOKSON TRUST | | | | | | |
| 2467/1487 | 5/28/2021 | WD | Q | I | 02 | 400,000 |
| GRANTOR: VASQUEZ ANICETO JR & | | | | | | |
| GRANTEE: COOKSON WILLIAM | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2005] W14 USP=[YR=2016] N12 W28 S12 E28$ W53 S21
FGR=[YR=2005] S22 E8 S1 E7 N1 E6 N20 W15 N2 W6$ E6 S2 E15 S21
E11 FOP=[YR=2005] S5 E8 N5 W8$ E19 N1 E4 S1 E7 N1 E5 N43$ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2005 | 2005 | 3 | 90 | 3,150 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,718.00 | SF | 4.00 | 4.00 | 100 | 2005 | 2005 | 3 | 87 | 5,979 | |
| 3 | 1127 | BRICK 8" | 0 | 0 | 14 | 3 | 42.00 | SF | 11.00 | 11.00 | 100 | 2005 | 2005 | 3 | 96 | 444 | |
| 4 | 0510 | GARAGE WD- | 0 | 0 | 40 | 20 | 800.00 | SF | 35.00 | 35.00 | 100 | 2011 | 2011 | 3 | 68 | 19,040 | |
| 5 | 0351 | CARPORT MT | 0 | 0 | 10 | 20 | 200.00 | SF | 10.00 | 10.00 | 100 | 2011 | 2011 | 3 | 55 | 1,100 | |

## LAND DESCRIPTION

TOTAL OB/XF 29,713

| 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 | 0 | 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 05/06/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS