LOT 21
IN OR 1373/573
HUNTERS GREEN REPLAT PB 6/207

THOMPSON JEFFREY D & SHARON T
44251 HUNTERS GREEN DRIVE
CALLAHAN, FL 32011

2023

09-1N-25-078H-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

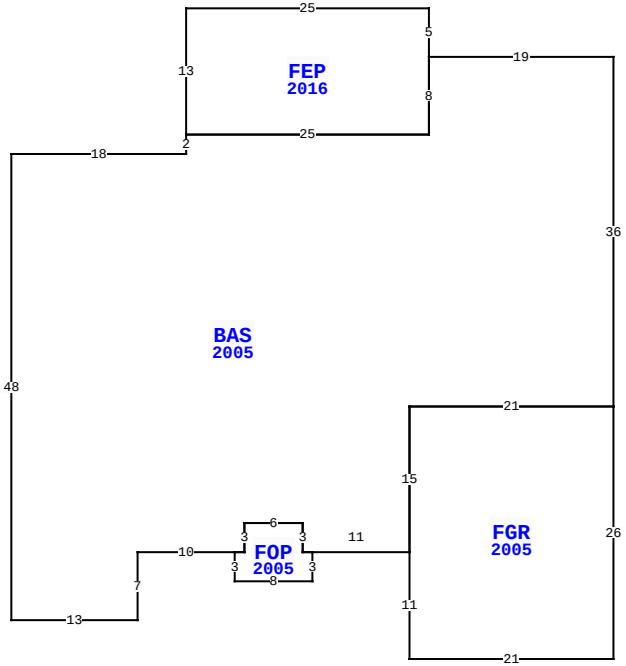
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,540	100	2,540	263,899
FEP	325	80	260	27,013
FGR	546	55	300	31,169
FOP	42	30	13	1,351
TOTALS	3,453		3,113	323,432

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,113	100.2800	119.08	370,696	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2006 Heated Area: 2540 HX Base Yr 2006



44251 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		323,432
TOTAL MARKET OB/XF VALUE		50,124
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		433,556
SOH/AGL Deduction		212,592
ASSESSED VALUE		220,964
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		170,964
TOTAL JUST VALUE		433,556
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000614	REPAIR/RRF	26,000	01/11/2022
18000263	SWIM POOL	39,000	01/01/2018
M10139	MECH OTHER	0	08/01/2005
B15438	NEW CONSTR	180,418	06/01/2005
P9659	NEW CONSTR	0	06/01/2005
R7775	REPAIR/RRF	2,200	06/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1373/0573	12/12/2005	WD	Q	I		266,100
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: THOMPSON JEFFREY D						
1328/0259	6/23/2005	WD	U	V	09	800,800
GRANTOR: FORD THOMAS R						
GRANTEE: KENNETH GREENE CONT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W19 FEP=[YR=2016] N5 W25 S13 E25N8$ S8 W25 S2 W18 S48 E13 N7 E10 FOP=[YR=2005] S3 E8 N3 W1 N3 W6 S3 W1$ E1 N3 E6 S3 E11 FGR=[YR=2005] S11 E21 N26 W21 S15$ N15 E21 N36$
.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	2004	2004	3	24	562	
2	0812	CONCRETE C	0	100	0	0	1,706.00	SF	4.00	4.00	100	2005	2005	3	87	5,937	
3	0861	POOL GUNIT	0	100	0	0	446.00	SF	85.00	85.00	100	2018	2018	3	90	34,119	
4	0855	CONC PAVER	0	100	0	0	970.00	SF	10.00	10.00	100	2018	2018	3	98	9,506	

LAND DESCRIPTION

TOTAL OB/XF 50,124

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 05/06/2018 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS