LOT 23 (SEC 10-1N-25)
IN OR 1437/387
HUNTERS GREEN REPLAT PB 6/207

MANNING TARANCE/GIBB CICELY
12620 BEACH BLVD STE 3
JACKSONVILLE, FL 32246-7130

2023

09-1N-25-078H-0023-0000

BUILDING CHARACTERISTICS

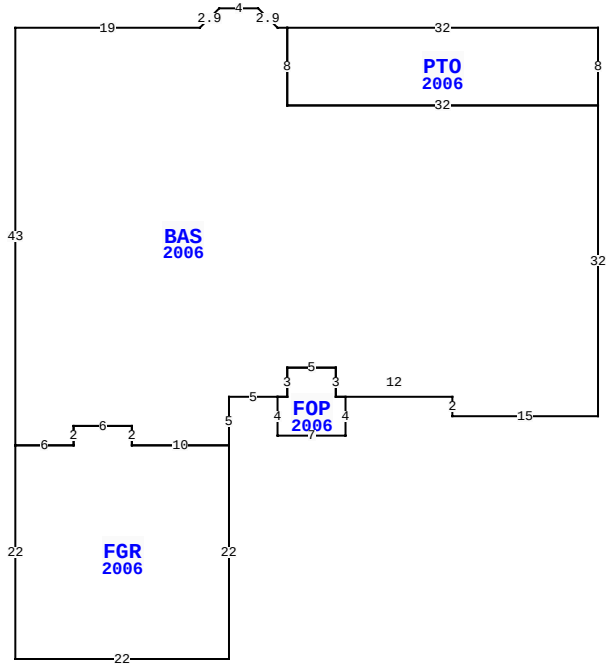
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,149	100	2,149	235,482
FGR	496	55	273	29,915
FOP	43	30	13	1,425
PTO	256	5	13	1,425
TOTALS	2,944		2,448	268,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,448	104.8600	124.52	304,825	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 0% - 0 Heated Area: 2149 HX Base Yr



44315 HUNTERS GREEN DR, CALLAHAN

BLD DATE	03/30/2007 DJ	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	268,246
TOTAL MARKET OB/XF VALUE	106,456
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	434,702
SOH/AGL Deduction	60,178
ASSESSED VALUE	374,524
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	374,524
TOTAL JUST VALUE	434,702
NCON VALUE	96,125
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	269,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003646	ADDITION	21,154	03/20/2023
B2209901	SWIM POOL	100,000	06/28/2022
E15982	ELEC OTHER	1,000	10/01/2005
M10539	MECH OTHER	0	10/01/2005
P10141	OTHER	0	10/01/2005
C16187	CO ISSUED	151,192	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1437/0387	8/15/2006	WD	U	V	07	100
GRANTOR: KENNETH L GREENE CONT						
GRANTEE: MANNING TARANCE & C						
1397/1902	3/22/2006	WD	Q	I		227,000
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: MANNING TARANCE & C						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2006] N8 W32 S8 E32$ BAS=[YR=2006] W32 N8 W1 U2 L2 W4 D2 L2 W19 S43 FGR=[YR=2006] S22 E22 N22 W10 N2 W6 S2 W6$ E6 N2 E6 S2 E10 N5 E5 FOP=[YR=2006] S4 E7 N4 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E12 S2 E15 N32$.

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	0812	CONCRETE C	0	0	0	0	2,030.00	SF	4.00	4.00	100	2006	2006	3	88	7,146	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
3	0911	SCRN RM A	0	0	0	0	1,450.00	SF	17.50	17.50	100	2022	2022	3	100	25,375	
4	0861	POOL GUNIT	0	0	0	0	462.00	SF	85.00	85.00	100	2022	2022	3	100	39,270	
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	100	2,000	
6	0855	CONC PAVER	0	0	0	0	988.00	SF	10.00	10.00	100	2022	2022	3	100	9,880	
7	0476	VF 6 SBPL	0	0	0	0	575.00	LF	32.00	32.00	100	2022	2022	3	100	18,400	
8	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2022	2022	3	100	1,200	

LAND DESCRIPTION

TOTAL OB/XF 106,456

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS