LOT 2 (10-1N-25)
IN OR 1561/1755
HUNTERS GREEN REPLAT PB 6/207

SAMMONS ROBERT W & MAURA E
44298 HUNTERS GREEN DR
CALLAHAN, FL 32011

2024

09-1N-25-078H-0002-0000

BUILDING CHARACTERISTICS

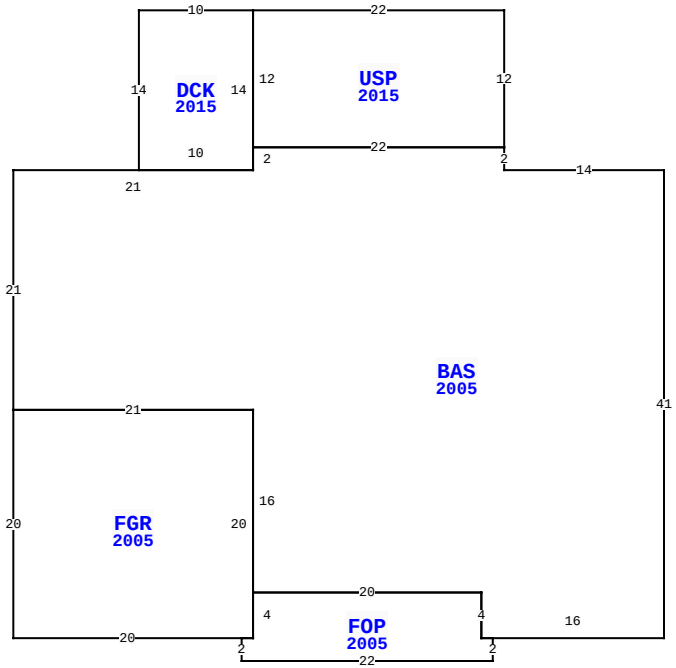
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,881	100	1,881	217,246
DCK	140	10	14	1,617
FGR	420	55	231	26,679
FOP	124	30	37	4,273
USP	264	30	79	9,124
TOTALS	2,829		2,242	258,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,242	106.8200	133.52	299,352	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2023 Heated Area: 1881 HX Base Yr



44298 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		258,939
TOTAL MARKET OB/XF VALUE		42,809
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		361,748
SOH/AGL Deduction		0
ASSESSED VALUE		361,748
TOTAL EXEMPTION VALUE	13	361,748
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		361,748
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,178

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002691	REPAIR/RRF	17,000	02/17/2022
B1530544	SWIM POOL	37,204	06/01/2015
M10420	MECH OTHER	0	10/01/2005
P09852	OTHER	0	08/01/2005
P09953	OTHER	0	08/01/2005
B15637	NEW CONSTR	155,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1561/1755	4/17/2008	WD	Q	I		240,000
GRANTOR: MCLARNEY KATHRYN C &						
GRANTEE: SAMMONS ROBERT W &						
1390/0776	2/21/2006	WD	Q	I		211,600
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: MCLARNEY KATHRYN C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W14 N2 USP=[YR=2015] N12 W22 DCK=[YR=2015] W10 S14 E10 N14$ S12 E22$ W22 S2 W21 S21 FGR=[YR=2005] S20 E20 FOP=[YR=2005] S2 E22N2 W1 N4 W20 S4 W1$ E1 N20 W21$ E21 S16 E20 S4 E16 N41$.

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	0810	CONCRETE A	0	100	0	0	1,555.00	SF	6.50	6.50	100	2005	2005	3	86	8,692	
2	0861	POOL GUNIT	0	100	0	0	416.00	SF	85.00	85.00	100	2015	2015	3	78	27,581	
3	0855	CONC PAVER	0	100	0	0	688.00	SF	10.00	10.00	100	2015	2015	3	95	6,536	

LAND DESCRIPTION

TOTAL OB/XF 42,809

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 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS