LOT 3 (SEC 10-1N-25)
IN OR 1729/1688
HUNTERS GREEN REPLAT PB 6/207

BROWN TERRELL W & APRIL M
44274 HUNTERS GREEN DRIVE
CALLAHAN, FL 32011

2024

09-1N-25-078H-0003-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

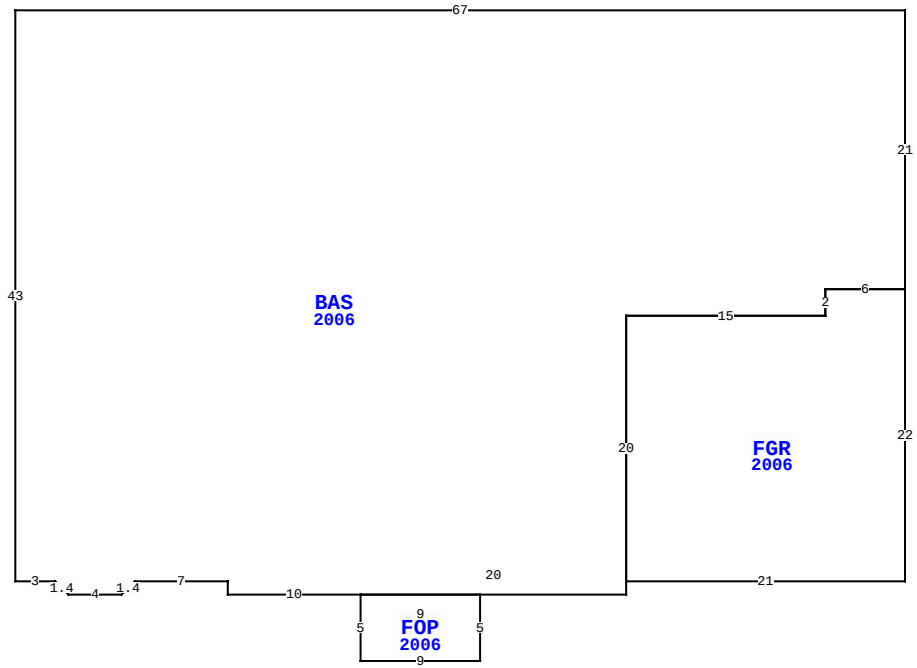
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2,484	280,880
FGR	432	55	238	26,912
FOP	45	30	14	1,583
TOTALS	2,961		2,736	309,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,736	103.6800	129.60	354,586	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2007 Heated Area: 2484 HX Base Yr 2007



44274 HUNTERS GREEN DR, CALLAHAN

BLD DATE	03/29/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		324,549
TOTAL MARKET OB/XF VALUE		26,249
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		410,798
SOH/AGL Deduction		215,443
ASSESSED VALUE		195,355
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		145,355
TOTAL JUST VALUE		410,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003364	GARAGE	39,959	06/01/2019
B25979	SWIM POOL	25,000	05/01/2012
M10594	MECH OTHER	0	11/01/2005
P10270	OTHER	0	11/01/2005
E15986	ELEC OTHER	1,000	10/01/2005
C16153	CO ISSUED	178,918	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1729/1688	3/09/2011	QC	U	I	11	100
GRANTOR: BROWN TERRELL W & APR						
GRANTEE: BROWN TERRELL W & A						
1399/0057	3/27/2006	WD	Q	I		277,200
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: BROWN TERRELL W & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W67 S43 E3 D1 R1 E4 U1 R1 E7 S1 E10
FOP=[YR=2006] S5 E9 N5 W9$ E20 N1 FGR=[YR=2006] E21 N22 W6 S2 W15 S20$ N20 E15 N2 E6 N21$.

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	100	0	0	1,035.00	SF	4.00	4.00	100	2006	2006	3	87	3,602	
2	0861	POOL GUNIT	0	100	0	0	308.00	SF	85.00	85.00	100	2012	2012	3	68	17,802	
3	0855	CONC PAVER	0	100	0	0	425.00	SF	10.00	10.00	100	2012	2012	3	93	3,953	
4	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	2019	2019	3	98	892	

LAND DESCRIPTION

TOTAL OB/XF 26,249

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		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

LOT 3 (SEC 10-1N-25)
IN OR 1729/1688
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CALLAHAN, FL 32011

2024

09-1N-25-078H-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

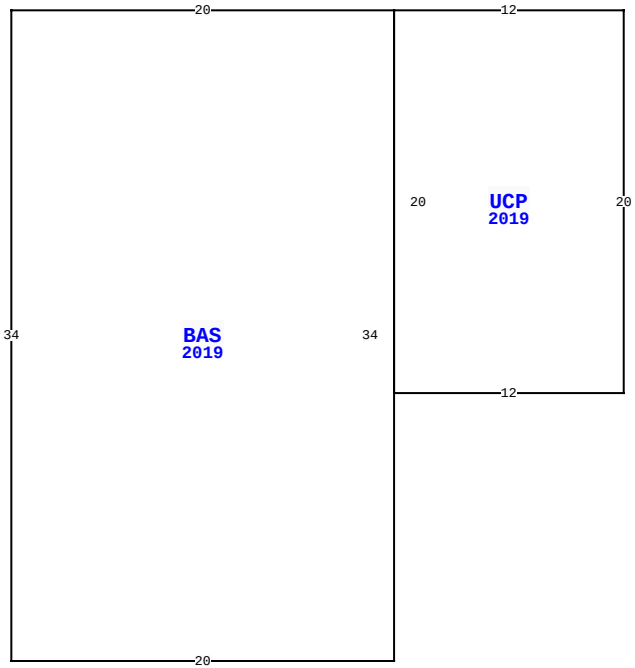
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	680	100	680	14,173
UCP	240	20	48	1,000
TOTALS	920		728	15,173

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	728	62.7000	21.94	15,972	2019	2019	1	0	0	4.00	95.00

2 GARAGE RES – 100% - 2007 Heated Area: 680 HX Base Yr 2007



44274 HUNTERS GREEN DR, CALLAHAN

BLD DATE	03/29/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
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BASE TAXABLE VALUE		145,355
TOTAL JUST VALUE		410,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,893

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B16153	NEW CONSTR	178,918	09/01/2005
R8293	REPAIR/RRF	2,200	09/01/2005
WE00405	OTHER	0	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1729/1688	3/09/2011	QC	U	I	11	100
GRANTOR: BROWN TERRELL W & APR						
GRANTEE: BROWN TERRELL W & A						
1399/0057	3/27/2006	WD	Q	I		277,200
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: BROWN TERRELL W & A						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W12 BAS=[YR=2019] W20 S34 E20 N34$ S20 E12 N20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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