

LOT 16
IN OR 1378/705
HUNTERS GREEN REPLAT PB 6/207

TAYLOR ERNEST S III & TAMARA A
44017 HUNTERS GREEN DRIVE
CALLAHAN, FL 32011

2024

09-1N-25-078H-0016-0000



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	20	FACE BRICK 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 70		
Interior Floor	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	2,032	100	2,032	221,441
BAS	194	100	194	21,142
BAS	506	100	506	55,143
FGR	506	55	278	30,296
FOP	10	30	3	327
FOP	27	30	8	872
FOP	352	30	106	11,552
TOTALS	3,627		3,127	340,770

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,127	96.6000	120.75	377,585	2005	2010	0	0	9.75	90.25
1 SNGL FAM - 100% - 2006 Heated Area: 2732 HX Base Yr 2006											
44017 HUNTERS GREEN DR, CALLAHAN											

NASSAU COUNTY PROPERTY										PAGE 1 of 1		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										340,770		
TOTAL MARKET OB/XF VALUE										45,570		
TOTAL LAND VALUE - MARKET										60,000		
TOTAL MARKET VALUE										446,340		
SOH/AGL Deduction										253,089		
ASSESSED VALUE										193,251		
TOTAL EXEMPTION VALUE					HX HB					50,000		
BASE TAXABLE VALUE										143,251		
TOTAL JUST VALUE										446,340		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										433,808		