LOT 17
IN OR 1395/692
HUNTERS GREEN REPLAT PB 6/207

SIMMONS ELIZABETH
44053 HUNTERS GREEN DRIVE
CALLAHAN, FL 32011

2024

09-1N-25-078H-0017-0000

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

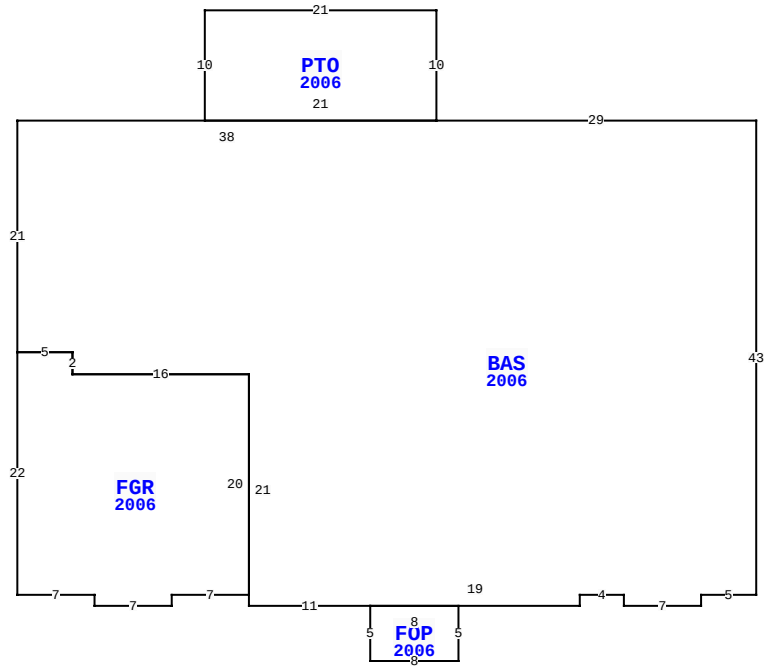
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,488	100	2,488	281,333
FGR	437	55	240	27,138
FOP	40	30	12	1,357
PTO	210	5	10	1,131
TOTALS	3,175		2,750	310,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,750	103.6800	129.60	356,400	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2007 Heated Area: 2488 HX Base Yr 2007



44053 HUNTERS GREEN DR, CALLAHAN

BLD DATE	03/20/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		310,959
TOTAL MARKET OB/XF VALUE		6,076
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		377,035
SOH/AGL Deduction		213,173
ASSESSED VALUE		163,862
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		58,862
TOTAL JUST VALUE		377,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		364,096

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M10541	MECH OTHER	0	10/01/2005
P09856	OTHER	0	08/01/2005
C15694	CO ISSUED	176,999	07/01/2005
B15694	NEW CONSTR	176,999	07/01/2005
R7974	REPAIR/RRF	2,200	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1395/0692	3/13/2006	WD	Q	I		285,500
GRANTOR: KENNETH GREENE CONTRA						
GRANTEE: SIMMONS HARRY L L&						
1328/0259	6/23/2005	WD	U	V	09	800,800
GRANTOR: FORD THOMAS R						
GRANTEE: KENNETH L GREENE CO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W29 PTO=[YR=2006] N10 W21 S10 E21$ W38 S21 FGR=[YR=2006] S22 E7 S1 E7 N1 E7 N20 W16 N2 W5$ E5 S2 E16 S21 E11 FOP=[YR=2006] S5 E8 N5 W8$ E19 N1 E4 S1 E7 N1 E5 N43$.

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	1,746.00	SF	4.00	4.00	100	2006	2006	3	87	6,076	

LAND DESCRIPTION

TOTAL OB/XF 6,076

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