

LOT 19
IN OR 2010/113
HUNTERS GREEN REPLAT PB 6/207

JOHNSON JOSHUA LEON/VINCI-JOHNSON JACQUELYN A
44163 HUNTERS GREEN DR
CALLAHAN, FL 32011

2024

09-1N-25-078H-0019-0000



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	11	CLAY TILE 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
NEIGHBORHOOD/LOC	8017.00	08

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,469	100	2,469	289,266
FGR	454	55	250	29,290
FOP	45	30	14	1,640
PTO	100	5	5	585
TOTALS	3,068		2,738	320,782

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,064.00	SF	4.00	4.00	100	2006
2	1127	BRICK 8"	0 100	10	0	30.00	SF	5.50	5.50	100	2006
3	1127	BRICK 8"	0 100	0	0	256.00	SF	11.00	11.00	100	2006
4	0476	VF 6 SBPL	0 100	0	0	77.00	LF	32.00	32.00	100	2006

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,738	107.4240	134.28	367,659	2006	2006	0	0	0 12.75	87.25	
1 SNGL FAM - 100% - 2016												
Heated Area: 2469												
HX Base Yr 2016												
44163 HUNTERS GREEN DR, CALLAHAN												
BLD DATE 03/20/2007 DJ LGL DATE												
XF DATE LAND DATE												
INC DATE AG DATE												

TOTAL OB/XF												
11,744												

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		320,782	
TOTAL MARKET OB/XF VALUE		11,744	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		392,526	
SOH/AGL Deduction		174,240	
ASSESSED VALUE		218,286	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		168,286	
TOTAL JUST VALUE		392,526	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		379,304	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000609	REPAIR/RRF	24,000	01/11/2022
E15988	ELEC OTHER	1,000	10/01/2005
M10536	MECH OTHER	0	10/01/2005
P09857	OTHER	0	08/01/2005
B15699	NEW CONSTR	173,918	07/01/2005
C15699	CO ISSUED	173,918	07/01/2005

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2010/0113	10/20/2015	WD	Q	I	01
GRANTOR: ROWE JIMMY D					SALE PRICE
GRANTEE: JOHNSON JOSHUA LEON					
1648/1156	11/10/2009	WD	Q	I	01
GRANTOR: LEVERSON VICKIE L					220,000
GRANTEE: ROWE JIMMY D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W23 PTO=[YR=2006] N10 W10 S10 E10\$ W44 S43 E3 D1 R1 E4 U1 R1 E7 S1 E10 FOP=[YR=2006] S5 E9 N5 W9\$ E20 N1 FGR=[YR=2006] E6 S1 E7 N1 E8 N22 W6 S1 W15 S21\$ N21 E15 N1 E6 N21\$.											