LOT 22 (SEC 10-1N-25)
HUNTERS GREEN REPLAT PB 6/207

OLIVER SUSAN
44293 HUNTERS GREEN DR
CALLAHAN, FL 32011

2024

09-1N-25-078H-0022-0000

BUILDING CHARACTERISTICS

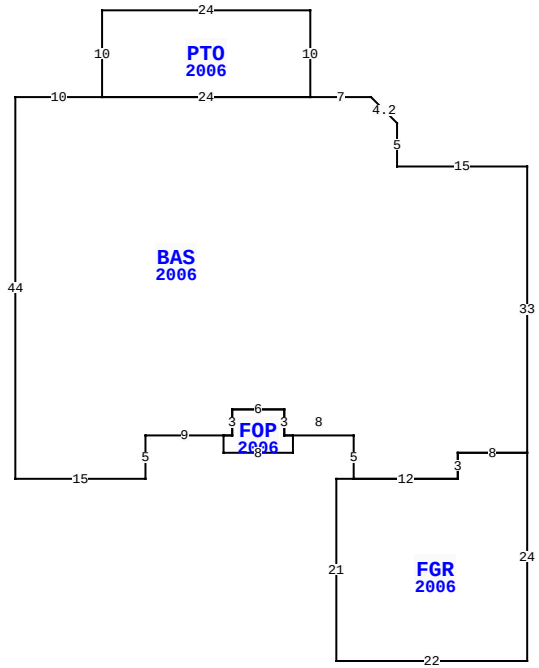
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,310	100	2,310	269,187
FGR	486	55	267	31,114
FOP	34	30	10	1,166
PTO	240	5	12	1,399
TOTALS	3,070		2,599	302,864

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,599	106.8480	133.56	347,122	2006	2006	0	0	0	12.75	87.25

1 SNGL FAM – 0% - 2024 Heated Area: 2310 HX Base Yr



BLD DATE	03/30/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

44293 HUNTERS GREEN DR, CALLAHAN

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	302,864
TOTAL MARKET OB/XF VALUE	7,538
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	370,402
SOH/AGL Deduction	0
ASSESSED VALUE	370,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	370,402
TOTAL JUST VALUE	370,402
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000615	REPAIR/RRF	24,000	01/11/2022
B24456	REPAIR/RRF	1,184	03/01/2011
M10591	MECH OTHER	0	11/01/2005
P09858	OTHER	0	08/01/2005
C15698	CO ISSUED	0	07/01/2005
B15698	NEW CONSTR	0	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2387/0077	8/24/2020	WD	Q	I	01	275,000
GRANTOR: DUNLAP MATTHEW DUANE						
GRANTEE: OLIVER SUSAN						
2090/0449	12/16/2016	WD	Q	I	01	223,000
GRANTOR: LEWIS TONYA MARIE						
GRANTEE: DUNLAP MATTHEW DUAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W15 N5 U3L3 W7 W24 W10 S44 E15 N5 E9 E1 N3 E6 S3 E8 S5 E12 N3 E8 N33 $
FGR=[YR=2006;ORIG=-20,36] W2 S21 E22 N24 W8 S3 W12 $
PTO=[YR=2006;ORIG=-25,-8] N10 W24 S10 E24 $
FOP=[YR=2006;ORIG=-35,31] S2 E8 N2 W1 N3 W6 S3 W1 $
.

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	0	0	0	1,699.00	SF	4.00	4.00	100	2006	2006	3	87	5,913	
2	0810	CONCRETE A	0	0	0	0	250.00	SF	6.50	6.50	100	2024	2023		100	1,625	

LAND DESCRIPTION

TOTAL OB/XF 7,538

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	0	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 05/14/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS