

LOT 23 (SEC 10-1N-25)
IN OR 1437/387
HUNTERS GREEN REPLAT PB 6/207

MANNING TARANCE/GIBB CICELY
12620 BEACH BLVD STE 3
JACKSONVILLE, FL 32246-7130

2024

09-1N-25-078H-0023-0000



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	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

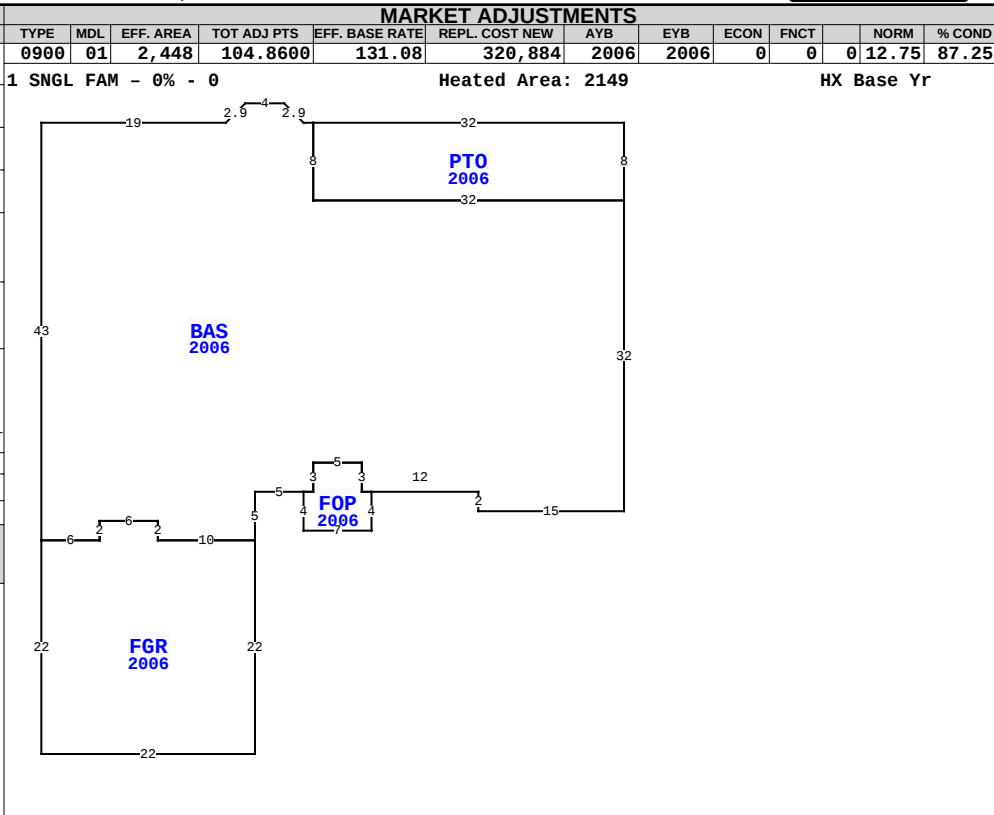
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,149	100	2,149	245,775
FGR	496	55	273	31,222
FOP	43	30	13	1,487
PTO	256	5	13	1,487

TOTALS	2,944		2,448	279,971
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	0	0	2,030.00	SF	4.00
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0911	SCRN RM A	0	0	0	0	1,450.00	SF	17.50
4	0861	POOL GUNIT	0	0	0	0	462.00	SF	85.00
5	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
6	0855	CONC PAVER	0	0	0	0	988.00	SF	10.00
7	0476	VF 6 SBPL	0	0	0	0	575.00	LF	32.00
8	0470	VNYL GATE	0	0	0	0	4.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0	0006	OR	0.00	0.00	1.00



BLD DATE	03/30/2007	DJ	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	
44315 HUNTERS GREEN DR, CALLAHAN				

TOTAL OB/XF									
104,537									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					279,971				
TOTAL MARKET OB/XF VALUE					104,537				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					444,508				
SOH/AGL Deduction					32,532				
ASSESSED VALUE					411,976				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					411,976				
TOTAL JUST VALUE					444,508				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					434,702				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003646	ADDITION	21,154	03/20/2023
B2209901	SWIM POOL	100,000	06/28/2022
E15982	ELEC OTHER	1,000	10/01/2005
M10539	MECH OTHER	0	10/01/2005
P10141	OTHER	0	10/01/2005
C16187	CO ISSUED	151,192	09/01/2005

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1437/0387	8/15/2006	WD	U	V	07	100			
GRANTOR:KENNETH L GREENE CONT									
GRANTEE:MANNING TARANCE & C									
1397/1902	3/22/2006	WD	Q	I		227,000			
GRANTOR:KENNETH GREENE CONTRA									
GRANTEE:MANNING TARANCE & C									

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2006] N8 W32 S8 E32\$ BAS=[YR=2006] W32 N8 W1 U2 L2 W4 D2 L2 W19 S43 FGR=[YR=2006] S22 E22 N22 W10 N2 W6 S2 W6\$ E6 N2 E6 S2 E10 N5 E5 FOP=[YR=2006] S4 E7 N4 W1 N3 W5 S3 W1\$ E1 N3 E5 S3 E12 S2 E15 N32\$.									