LOT 64 OF PINE KNOLL R/P
PBK 4/5 & PT E1/2 OF SW1/4 OF
SEC 3-1N-25E & PT SE1/4 OF

HURRICANE CREEK ESTATES LLC
1100 POND VIEW CT
SAINT JOHNS, FL 32259

**2025**

**04-1N-25-0000-0011-0000**

## BUILDING CHARACTERISTICS

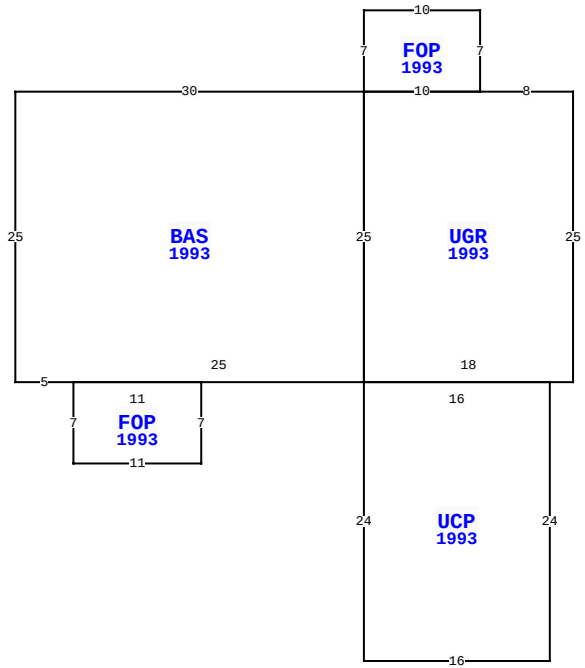
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 75 |
| Interior Floo | 08 | SHT VINYL 25 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 1 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 5501 | TIMBER 2-2 SI 80-89 |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8028.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 750 | 100 | 1993 | 750 | 61,628 |
| FOP | 70 | 30 | 1993 | 21 | 1,726 |
| FOP | 77 | 30 | 1993 | 23 | 1,890 |
| UCP | 384 | 20 | 1993 | 77 | 6,327 |
| UGR | 450 | 45 | 1993 | 202 | 16,598 |
| TOTALS | 1,731 | | | 1,073 | 88,170 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,073 | 108.1200 | 108.12 | 116,013 | 1976 | 1976 | 0 | 0 | 0 | 24.00 | 76.00 |

2 SINGLE FAM – 0% - 2024 Heated Area: 750 HX Base Yr




44096 ANN DR, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2025 MLU |
| INC DATE | | AG DATE | 05/29/2025 KB |

## 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 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 10 | 80.00 | SF | 12.00 | 12.00 | 100 | 1980 | 1980 | 3 | 20 | 192 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 10 | 80.00 | SF | 12.00 | 12.00 | 100 | 1976 | 1976 | 3 | 20 | 192 | |
| 3 | 0937 | WELL | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1995 | 1995 | 3 | 100 | 6,000 | |
| 4 | 0936 | SEPTC TANK | 0 | 0 | 0 | 0 | 1.00 | UT | 6,000.00 | 6,000.00 | 100 | 1995 | 1995 | 3 | 100 | 6,000 | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 88,170 |
| TOTAL MARKET OB/XF VALUE | 12,384 |
| TOTAL LAND VALUE - MARKET | 584,950 |
| TOTAL MARKET VALUE | 307,784 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 307,784 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 307,784 |
| TOTAL JUST VALUE | 685,504 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 396,693 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2686/1408 | 12/19/2023 | WD | Q | I | 02 | 550,000 |
| GRANTOR: CUSHMAN ELVIN W & MAR | | | | | | |
| GRANTEE: HURRICANE CREEK EST | | | | | | |
| 2260/1988 | 2/08/2019 | QC | U | I | 11 | 100 |
| GRANTOR: CUSHMAN ELVIN W & MAR | | | | | | |
| GRANTEE: CUSHMAN ELVIN W & M | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W8 FOP=[YR=1993] N7 W10 S7 BAS=[YR=1993] W30 S25 E5 FOP=[YR=1993] S7 E11 N7 W11$ E25 UCP=[YR=1993] S24 E16 N24 W16$ N25$ E10$ W10 S25 E18 N25$.

## LAND DESCRIPTION

TOTAL OB/XF 12,384

| 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 | 005000 | C | AGRICULTURAL | 0 | 0005 | OR | 0.00 | 0.00 | 9.20 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 179,400 | | | | | | | |
| 2 | 009605 | C | WETLANDS | 0 | | OR | 0.00 | 0.00 | 3.50 | AC | | 1.00 | 1.00 | 1.00 | 1,000.00 | 1,000.00 | 3,500 | | | | | | | |
| 3 | 005010 | A | SERVICE ACRE | 0 | | OR | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 500.00 | 500.00 | 1,000 | | | | | | | |
| 4 | 005501 | A | TIMBER 2 P S | 0 | | OR | 0.00 | 0.00 | 45.30 | AC | | 1.00 | 1.00 | 1.00 | 515.00 | 515.00 | 23,330 | | | | | | | |
| 5 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 47.30 | AC | | 1.00 | 1.00 | 1.00 | 8,500.00 | 8,500.00 | 402,050 | | | | | | | |

REVIEW DATE 11/18/2022 BY KBA Total Acres: 60.00 Total Land Value: 207,230 Market: 402,050 Agricultural: 24,330 Common: 182,900 PRINTED 07/30/2025 BY SYS