BLOCK 2 LOT 1
IN OR 2656/1115
GREEN MEADOWS #1 PB 6/101

GODWIN ELEISE BRANNEN L/E/
44443 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0670-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

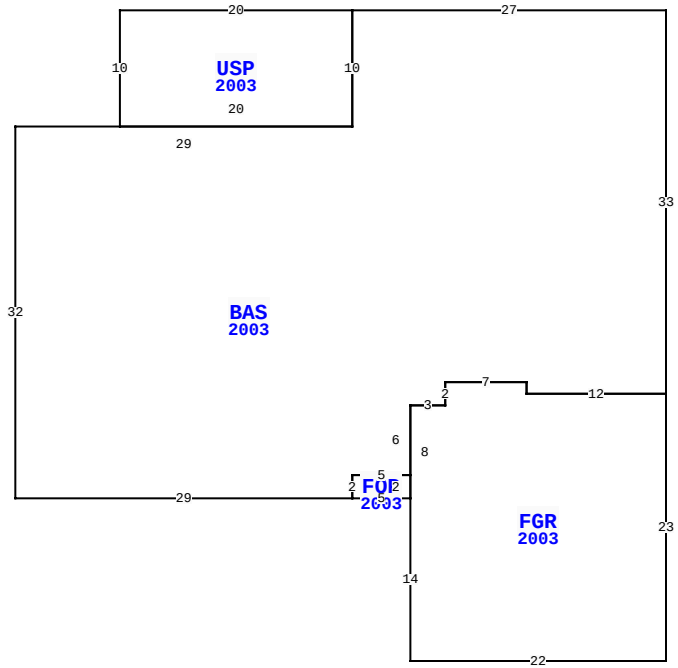
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,850	100	1,850	210,032
FGR	510	55	280	31,789
FOP	10	30	3	341
USP	200	30	60	6,812
TOTALS	2,570		2,193	248,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,193	106.8200	126.85	278,182	2003	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2016 Heated Area: 1850 HX Base Yr 2016



44443 GREEN MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		248,973
TOTAL MARKET OB/XF VALUE		16,350
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,323
SOH/AGL Deduction		166,285
ASSESSED VALUE		159,038
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		109,038
TOTAL JUST VALUE		325,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		256,794

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000714	REPAIR/RRF	13,660	01/01/2019
B10367	NEW CONSTR	137,181	10/01/2002
E10361	NEW CONSTR	2,000	10/01/2002
P6144	NEW CONSTR	0	10/01/2002
R4508	REPAIR/RRF	1,600	10/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2656/1115	12/09/2022	QC	U	I	11	100
GRANTOR: GODWIN ELEISE BRANNEN						
GRANTEE: BURNSED KIMBERLY N						
1930/0195	7/16/2014	WD	U	I	37	134,000
GRANTOR: BENNETT JENNIFER S						
GRANTEE: GODWIN ELEISE BRANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W27 USP=[YR=2003] W20 S10 E20 N10$ S10 W29 S32 E29 FOP=[YR=2003] E5 FGR=[YR=2003] S14 E22 N23 W12 N1 W7 S2 W3 S8$ N2 W5 S2$ N2 E5 N6 E3 N2 E7 S1 E12 N33$.

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	1,195.00	SF	4.00	4.00	100	2003	2003	3	84	4,015	
2	0510	GARAGE WD-	0	100	12	20	240.00	SF	23.45	23.45	100	2015	2015	3	81	4,559	
3	0940	SHEDS/PORT	0	100	12	24	288.00	SF	30.00	30.00	100	2019	2019	3	90	7,776	

LAND DESCRIPTION

TOTAL OB/XF 16,350

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			0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 01/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS