LOT 7
IN OR 1226/499
GREEN MEADOWS #2 PB 6/343

HOWARD ERIC L II
44095 GREEN MEADOWS LANE
CALLAHAN, FL 32011

**2023**

**09-1N-25-0671-0007-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

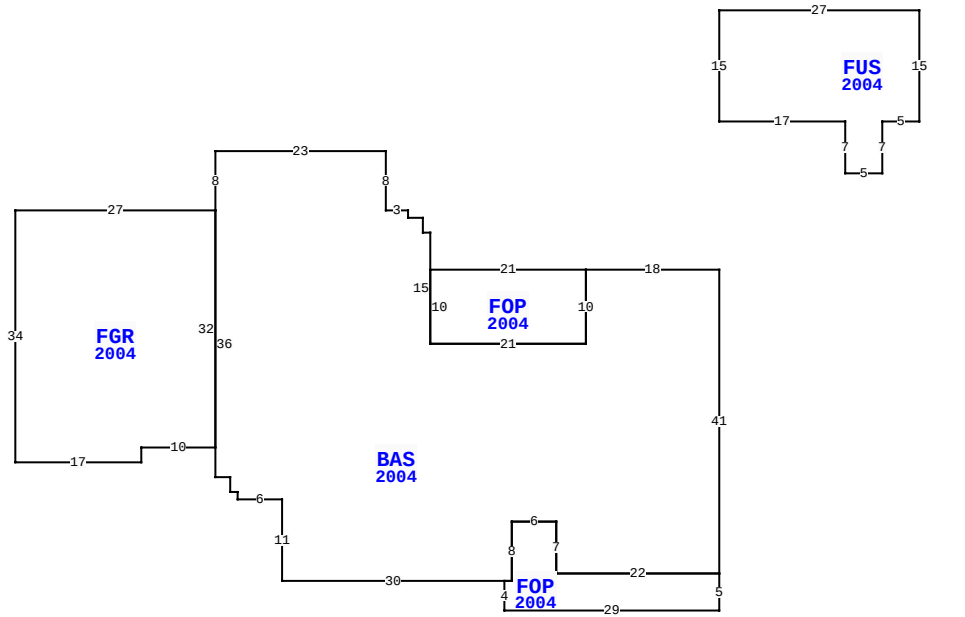
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 11 | CLAY TILE 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2.5 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1.5 | 1.5 100 |
| 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 | 2,881 | 100 | 2,881 | 293,515 |
| FGR | 898 | 55 | 494 | 50,328 |
| FOP | 186 | 30 | 56 | 5,706 |
| FOP | 210 | 30 | 63 | 6,418 |
| FUS | 440 | 100 | 440 | 44,827 |
| TOTALS | 4,615 | | 3,934 | 400,795 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,934 | 99.1800 | 117.78 | 463,347 | 2004 | 2004 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SNGL FAM – 100% - 2005 Heated Area: 3321 HX Base Yr 2005




44095 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 | | 400,795 |
| TOTAL MARKET OB/XF VALUE | | 37,373 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 498,168 |
| SOH/AGL Deduction | | 237,170 |
| ASSESSED VALUE | | 260,998 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 210,998 |
| TOTAL JUST VALUE | | 498,168 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 384,986 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R2307464 | ROOF | 38,973 | 06/12/2023 |
| B1529859 | ADDITION | 33,462 | 01/01/2015 |
| B12022 | NEW CONSTR | 243,896 | 12/05/2003 |
| R5653 | NEW CONSTR | 0 | 12/05/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1226/0499 | 4/28/2004 | WD | Q | I | | 348,200 |

GRANTOR: GREENE KENNETH L & DA

GRANTEE: HOWARD ERIC L II &

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] W21 S10 E21 N10$ S10 W21 N15 W1 N2 W2 N1 W3 N8 W23 S8 FGR=[YR=2004] W27 S34 E17 N2 E10 N32$ S36 E2 S2 E1 S1 E6 S11 E30 FOP=[YR=2004] S4 E29 N5 W22 N7 W6 S8 W1$ E1 N8 E6 S7 E22 N41$ PTR=N20 FUS=[YR=2004] N15 E27 S15 W5 S7 W5 N7 W17$ S20$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 89 | 3,115 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 3,204.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 86 | 11,022 | |
| 3 | 0510 | GARAGE WD- | 0 | 100 | 26 | 30 | 780.00 | SF | 35.00 | 35.00 | 100 | 2015 | 2015 | 3 | 81 | 22,113 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 180.00 | SF | 6.50 | 6.50 | 100 | 2015 | 2015 | 3 | 96 | 1,123 | |

## LAND DESCRIPTION

TOTAL OB/XF 37,373

| 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 | | PUD | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.00 | 60,000.00 | 60,000.00 | 60,000 | | | | | | | |

REVIEW DATE 05/10/2019 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS