

LOT 8
IN OR 2129/894
GREEN MEADOWS #2 PB 6/343

LANGEL ANNA D &/APPEL JONATHON D
44017 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0671-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 20
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	2,213	100	2,213	249,534
FGR	546	55	300	33,828
FOP	40	30	12	1,353
FSP	302	40	121	13,644

TOTALS	3,101		2,646	298,358
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	2,163.00	SF	4.00	
3	0861	POOL GUNIT	0 100	0	0	409.00	SF	85.00	
4	0855	CONC PAVER	0 100	0	0	1,940.00	SF	10.00	
5	0462	ST/AL FNC	0 100	0	0	1,008.00	SF	10.00	
6	0463	FENCE GATE	0 100	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	100		PUD	0.00	0.00	1.00

REVIEW DATE	11/02/2021	BY	KB
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,646	105.2160	124.94	330,591	2004	2009	0	0	9.75	90.25
1 SNGL FAM - 100% - 2018 Heated Area: 2213 HX Base Yr 2018											

44017 GREEN MEADOWS LN, CALLAHAN				BLD DATE					LGL DATE		
				XF DATE					LAND DATE		
				INC DATE					AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
1.00	UT	3,500.00	3,500.00	100	2004	2004	3	89	3,115		
2,163.00	SF	4.00	4.00	100	2004	2004	3	86	7,441		
409.00	SF	85.00	85.00	100	2016	2016	3	84	29,203		
1,940.00	SF	10.00	10.00	100	2016	2016	3	97	18,818		
1,008.00	SF	10.00	10.00	100	2016	2016	3	84	8,467		
4.00	UT	300.00	300.00	100	2016	2016	3	92	1,104		

TOTAL OB/XF											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT	1.00

Total Acres:	0.00	Total Land Value:	105,000	Market:	0	Agricultural:	0	Common:	105,000
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 2	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										326,331	
TOTAL MARKET OB/XF VALUE										68,148	
TOTAL LAND VALUE - MARKET										105,000	
TOTAL MARKET VALUE										499,479	
SOH/AGL Deduction										152,129	
ASSESSED VALUE										347,350	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										297,350	
TOTAL JUST VALUE										499,479	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										407,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002734	GARAGE	89,227	03/08/2021
20001682	REPAIR/RRF	21,435	02/24/2020
B1632906	SWIM POOL	35,000	08/01/2016
B12352	NEW CONSTR	158,264	02/01/2004
R5869	REPAIR/RRF	2,100	02/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2129/0894	6/26/2017	WD	Q	I	01	330,000
GRANTOR: DENMARK IBTISAM F						
GRANTEE: LANGE ANNA D & JON						
2120/0353	5/15/2017	WD	U	I	11	100
GRANTOR: DENMARK DONALD A JR						
GRANTEE: DENMARK IBTISAM FAR						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W13 FSP=[YR=2004] W30 S11 E4 N2 E9 S2 E7 N2 E5 S2 E5 N11\$ S11 W5 N2 W5 S2 W7 N2 W9 S2 W4 N20 W19 S36 FGR=[YR=2004] S26 E21 N26 W21\$ E21 S14 E10 FOP=[YR=2004] S4 E8 N4 W2 N2 W4 S2 W2\$ E2 N2 E4 S2 E12 S8 E13 N49\$.									

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