



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 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

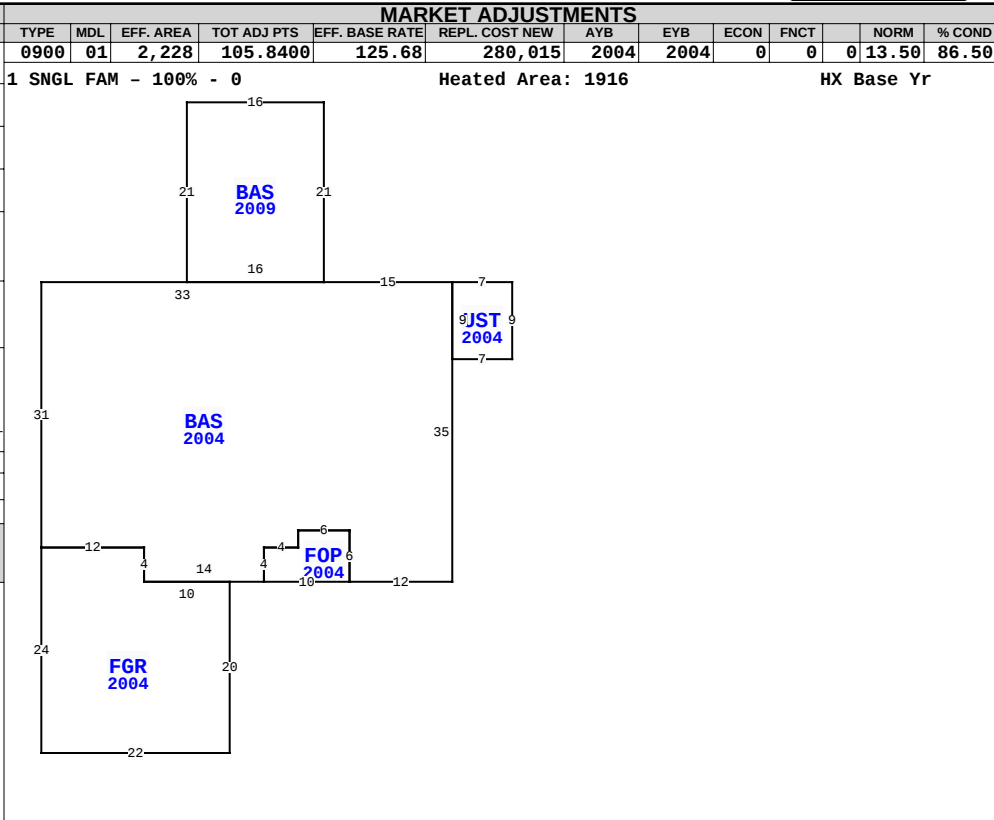
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	1,580	171,767
BAS	336	100	336	36,527
FGR	488	55	268	29,135
FOP	52	30	16	1,740
UST	63	45	28	3,044

TOTALS	2,519		2,228	242,213
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0 100	0	0	1,905.00	SF	4.00	
3	1076	TRELLIS A	0 100	0	0	315.00	SF	7.50	
4	0855	CONC PAVER	0 100	0	0	315.00	SF	7.00	
5	0861	POOL GUNIT	0 100	0	0	552.00	SF	85.00	
6	0855	CONC PAVER	0 100	0	0	690.00	SF	10.00	

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	0006	PUD	0.00	0.00	1.00



44208 GREEN MEADOWS LN, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2004	2004	3	86	6,553	
100	2010	2010	3	64	1,512	
100	2010	2010	3	92	2,029	
100	2016	2016	3	84	39,413	
100	2016	2016	3	97	6,693	

TOTAL OB/XF									
56,200									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			242, 213
TOTAL MARKET OB/XF VALUE			56, 200
TOTAL LAND VALUE - MARKET			60, 000
TOTAL MARKET VALUE			358, 413
SOH/AGL Deduction			151, 601
ASSESSED VALUE			206, 812
TOTAL EXEMPTION VALUE	HX HB		50, 000
BASE TAXABLE VALUE			156, 812
TOTAL JUST VALUE			358, 413
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			286, 525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530105	SWIM POOL	30,000	03/01/2015
R11837	REPAIR/RRF	1,200	04/01/2009
B22401	ADDITION	20,000	04/01/2009
B11989	NEW CONSTR	114,429	11/01/2003
R5628	REPAIR/RRF	1,850	11/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2626/0726	3/10/2023	WD	Q	I	01
GRANTOR: VAN DELINDER JOEL E					
GRANTEE: STEWART JAY PAUL &					
1191/0358	11/25/2003	WD	U	I	13
GRANTOR: GREENE KENNETH L & DA					
GRANTEE: VAN DELINDER JOEL E					

BUILDING NOTES									
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BUILDING DIMENSIONS									
UST=[YR=2004] W7 BAS=[YR=2004] W15 BAS=[YR=2009] N21 W16 S21 E16\$ W33 S31 FGR=[YR=2004] S24 E22 N20 W10 N4 W12\$ E12 S4 E14 FOP=[YR=2004] E10 N6 W6 S2 W4 S4\$ N4 E4 N2 E6 S6 E12 N35 S \$9 E7 N9\$.									