



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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

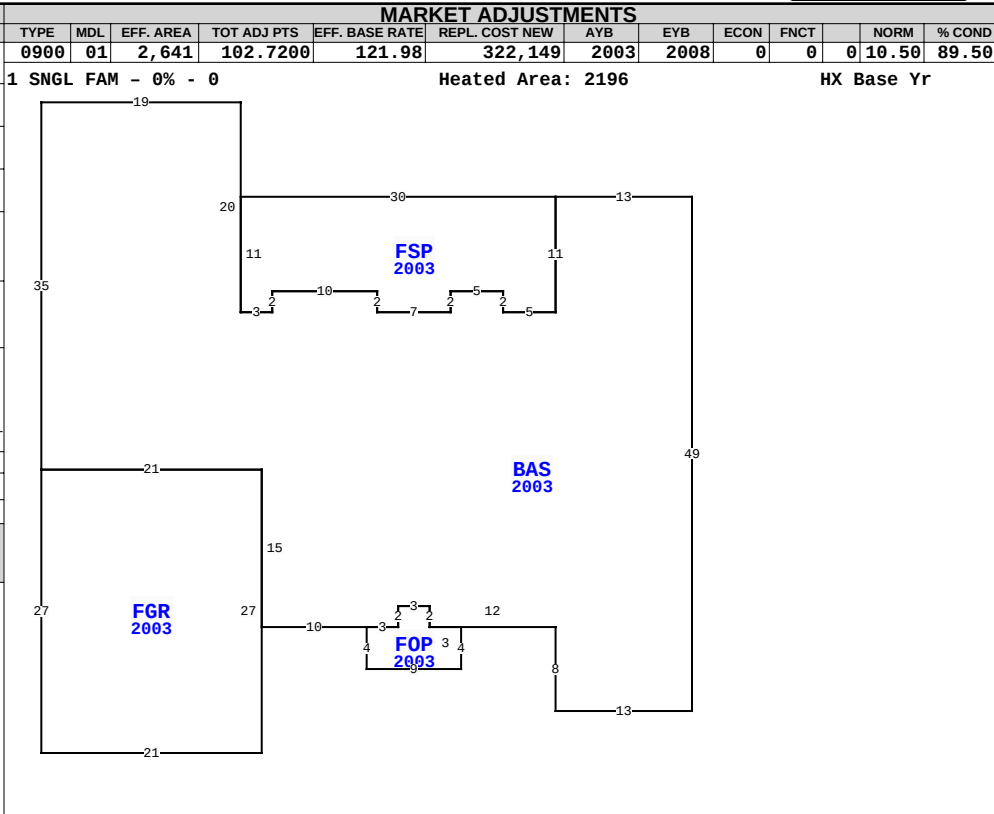
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,196	100	2,196	239,742
FGR	567	55	312	34,062
FOP	42	30	13	1,419
FSP	300	40	120	13,101

TOTALS	3,105		2,641	288,323
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	0	0	0	2,098.00	SF	4.00
3	1242	WD DECK A	0	0	0	0	180.00	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	0		PUD	0.00	0.00	1.00



44266 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	2003	2003	3	88	3,080	
100	2003	2003	3	84	7,049	
100	2012	2012	3	60	1,080	

TOTAL OB/XF									
11,209									

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					305,150				
TOTAL MARKET OB/XF VALUE					11,209				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					376,359				
SOH/AGL Deduction					73,746				
ASSESSED VALUE					302,613				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					302,613				
TOTAL JUST VALUE					376,359				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					300,883				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011268	REPAIR/RRF	23,036	08/25/2021
B23533	ADDITION	33,723	04/01/2010
B10761	NEW CONSTR	157,714	11/01/2003
R4789	REPAIR/RRF	2,100	11/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2274/1074	5/08/2019	WD	Q	I	01	295,000	
GRANTOR: ROMAN JOSHUA T & MELI							
GRANTEE: PEREZ MARCUS							
2141/1438	8/14/2017	WD	Q	I	01	270,000	
GRANTOR: GRIFFIS BRUCE R & DAN							
GRANTEE: ROMAN JOSHUA TIMOTH							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W13 FSP=[YR=2003] W30 S11 E3 N2 E10 S2 E7 N2 E5 S2 E5 N11\$ S11 W5 N2 W5 S2 W7 N2 W10 S2 W3 N20 W19 S35 FGR=[YR=2003] S27 E21 N27 W21\$ E21 S15 E10 FOP=[YR=2003] S4 E9 N4 W3 N2 W3 S2 W3\$ E3 N2 E3 S2 E12 S8 E13 N49\$.									



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	900	100
TOTALS	900	900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	900	62.1000	21.74	19,566	2010	2010	0	0	14.00	86.00
2 GARAGE RES - 0% - 0											
Heated Area: 900											
HX Base Yr											
<											