

LOT 20
IN OR 1925/672
GREEN MEADOWS #2 PB 6/343

TURNER DONALD E JR & MARY E
44298 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0671-0020-0000



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	13	LVT/LAMMT 50
Interior Floo	14	CARPET 50
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	

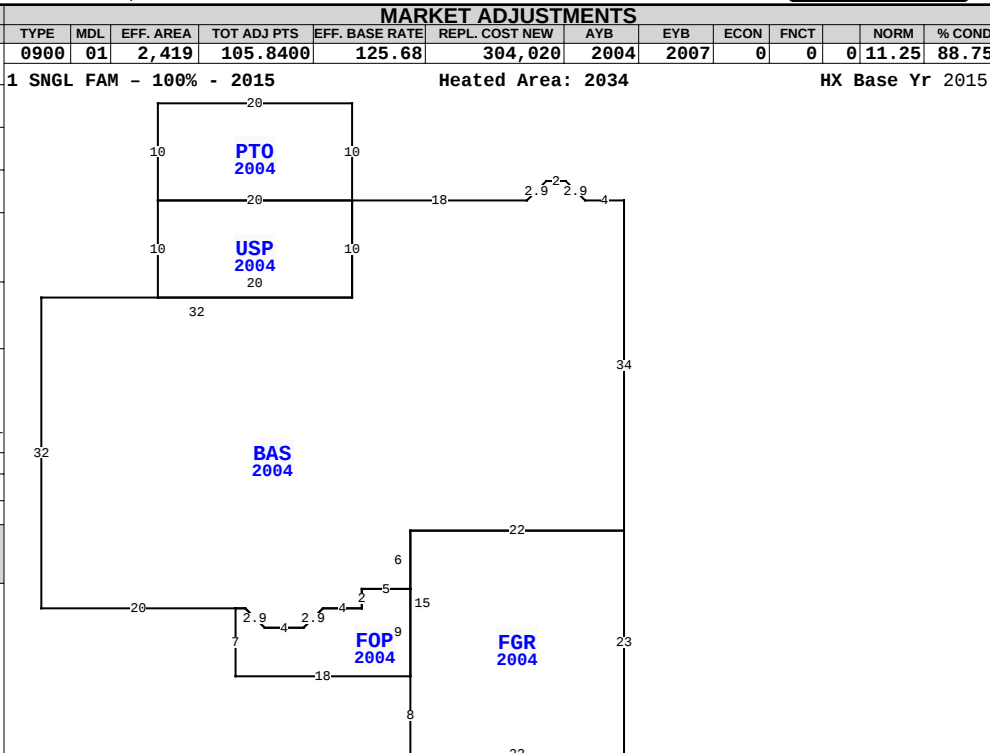
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,034	100	2,034	226,874
FGR	506	55	278	31,008
FOP	124	30	37	4,127
PTO	200	5	10	1,116
USP	200	30	60	6,693

TOTALS	3,064		2,419	269,818
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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	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,805.00	SF	4.00

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

REVIEW DATE 01/06/2023 BY KWA



44298 GREEN MEADOWS LN, CALLAHAN

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

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,805.00	SF	4.00

TOTAL OB/XF									
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

Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 6	Tax Dist:								
BUILDING MARKET VALUE	304,477								
TOTAL MARKET OB/XF VALUE	9,324								
TOTAL LAND VALUE - MARKET	60,000								
TOTAL MARKET VALUE	373,801								
SOH/AGL Deduction	158,830								
ASSESSED VALUE	214,971								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	164,971								
TOTAL JUST VALUE	373,801								
NCON VALUE	34,659								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	263,508								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R220967	REPAIR/RRF	16,720	10/01/2022
22006637	XFOB- GARAGE	66,287	04/27/2022
B13573	NEW CONSTR	148,362	10/01/2004
R6626	REPAIR/RRF	1,900	10/01/2004
B13511	FOUNDATION	4,500	08/01/2004
P8427	NEW CONSTR	0	08/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1925/0672	6/27/2014	SW	Q	I	02	185,000	
GRANTOR: FEDERAL HOME LOAN MOR							
GRANTEE: TURNER DONALD E JR							
1925/0670	2/27/2014	WD	U	I	12	100	
GRANTOR: CITIMORTGAGE INC							
GRANTEE: FEDERAL HOME LOAN M							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2004] W4 U2 L2 W2 D2 L2 W18 PTO=[YR=2004] N10 W20 S10 E20\$ USP=[YR=2004] W20 S10 E20 N10\$ S10 W32 S32 E20 FOP=[YR=2004] S7 E18 FGR=[YR=2004] S8 E22 N23 W22 S15\$ N9 W5 S2 W4 L2 D2 W4 U2 L2 W1\$ E1 D2 R2 E4 U2 R2 E4 N2 E5 N6 E22 N34\$.									

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