LOT 21
IN OR 1645/489
GREEN MEADOWS #2 PB 6/343

BURNSED KIMBERLY G
44330 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0671-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

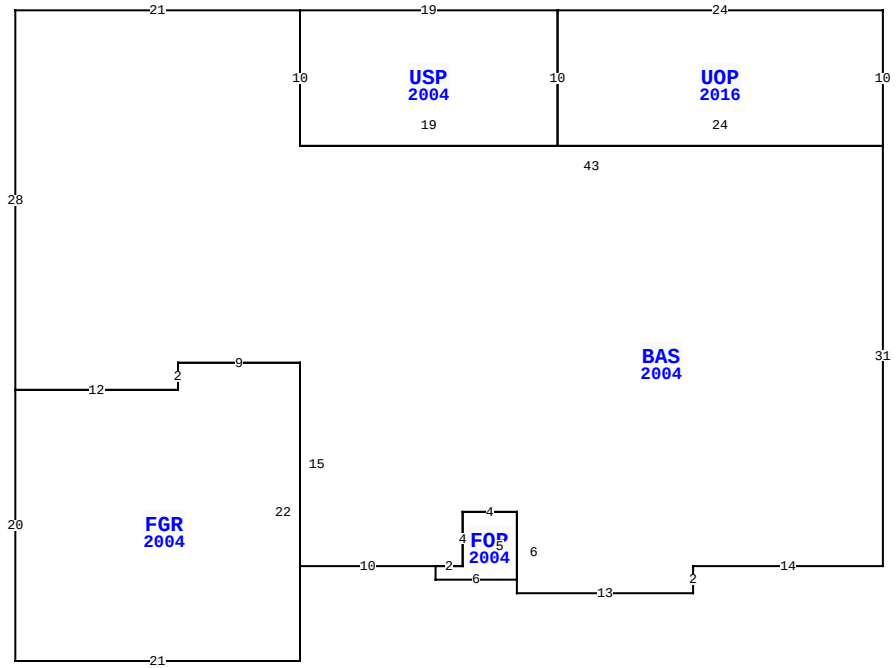
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,913	100	1,913	226,842
FGR	438	55	241	28,578
FOP	22	30	7	830
UOP	240	20	48	5,692
USP	190	30	57	6,759
TOTALS	2,803		2,266	268,701

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,266	110.6420	131.39	297,730	2004	2009	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2015 Heated Area: 1913 HX Base Yr 2015



44330 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		284,164
TOTAL MARKET OB/XF VALUE		8,128
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		352,292
SOH/AGL Deduction		163,318
ASSESSED VALUE		188,974
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		138,974
TOTAL JUST VALUE		352,292
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		284,146

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009759	REPAIR/RRF	12,920	12/01/2018
B11828	NEW CONSTR	136,772	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1645/0489	10/22/2009	QC	U	I	11	100
GRANTOR: BURNSED LESLIE SHANE						
GRANTEE: BURNSED KIMBERLY G						
1207/1107	2/11/2004	WD	Q	I		168,000
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: BURNSED LESLIE S &						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W24 USP=[YR=2004] W19 BAS=[YR=2004] W21 S28 FGR=[YR=2004] S20 E21 N22 W9 S2 W12$E12 N2 E9 S15 E10 FOP=[YR=2004] S1 E6 N5 W4 S4 W2$ E2 N4 E4 S6 E13 N2 E14 N31 W43 N10$ S10 E19 N10$ S10 E24 N10$.

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	0812	CONCRETE C	0	100	0	0	2,183.00	SF	4.00	4.00	100	2004	2004	3	86	7,510	
2	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50	6.50	100	2019	2019	3	99	618	

LAND DESCRIPTION

TOTAL OB/XF 8,128

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/29/2019 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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

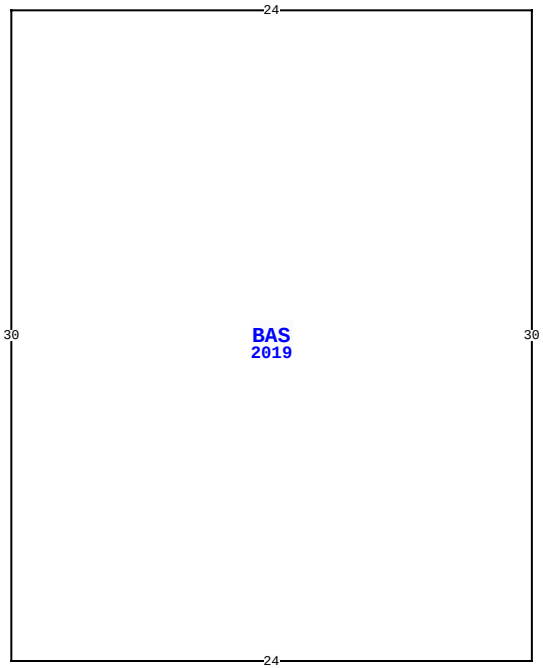
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	15,463
TOTALS	720		720	15,463

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	22.14	15,941	2019	2019	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2015 Heated Area: 720 HX Base Yr 2015



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GRANTOR: GREENE KENNETH L & DA						
GRANTEE: BURNSED LESLIE S &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W24 S30 E24 N30$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/29/2019 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS