

LOT 2
IN OR 1215/256
GREEN MEADOWS PHASE 3 PB 6/334

PIERCE FAMILY REVOCABLE LIVING TRUST/PIERCE JAMES
44520 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0002-0000



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	14	CARPET 70
Interior Floo	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

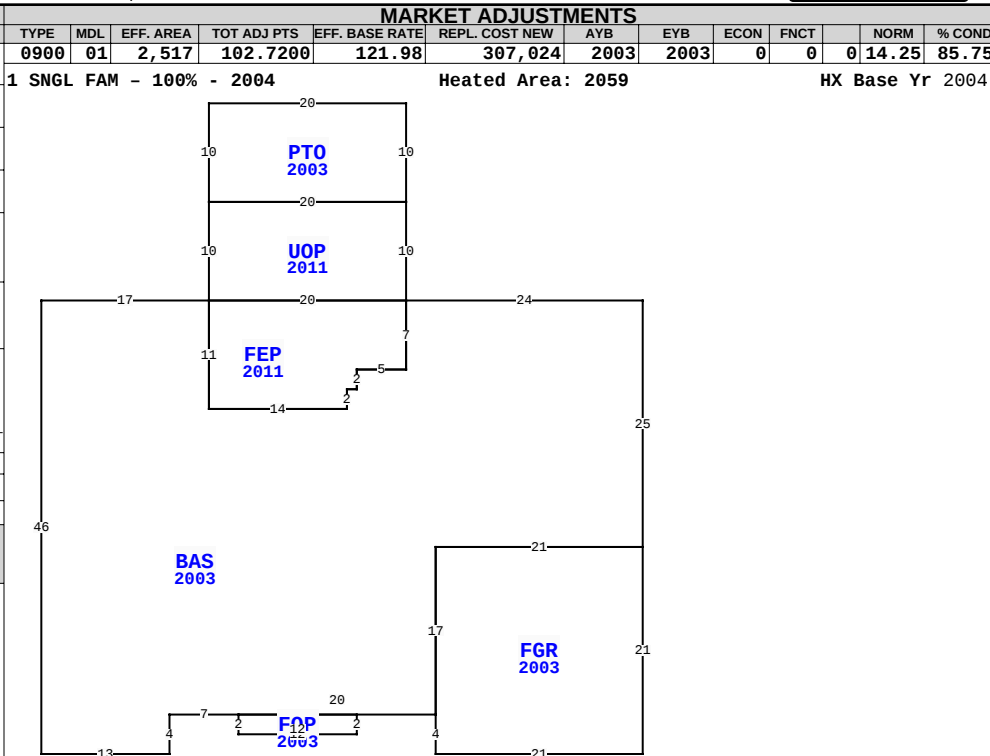
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,059	100	2,059	215,367
FEP	198	80	158	16,527
FGR	441	55	243	25,417
FOP	24	30	7	732
PTO	200	5	10	1,046
UOP	200	20	40	4,184

TOTALS	3,122		2,517	263,273
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,078.00	SF	4.00	4.00	100	2003
2	0810	CONCRETE A	0 100	0	0	138.00	SF	6.50	6.50	100	2004

LAND DESCRIPTION											
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



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

TOTAL OB/XF											
7,753											

TOTAL OB/XF											
7,753											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		263,273	
TOTAL MARKET OB/XF VALUE		7,753	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		331,026	
SOH/AGL Deduction		163,895	
ASSESSED VALUE		167,131	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		117,131	
TOTAL JUST VALUE		331,026	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		265,541	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10452	NEW CONSTR	147,966	11/01/2002
R4560	REPAIR/RRF	1,800	11/01/2002
E10477	NEW CONSTR	2,000	11/01/2002

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1215/0256	3/12/2004	WD	U	I	01
GRANTOR: PIERCE JAMES & CAROLY					
GRANTEE: PIERCE JAMES W & CA					
1149/1104	6/30/2003	WD	Q	I	
GRANTOR: GREENE KENNETH L & DA					
GRANTEE: PIERCE JAMES & CARO					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
BAS=[YR=2003] W24 UOP=[YR=2011] N10 PTO=[YR=2003] N10 W20 S10 E20\$ W20 S10 FEP=[YR=2011] S11 E14 N2 E1 N2 E5 N7 W20\$ E20\$ S7 W5 S2 W1 S2 W14 N11 W17 S46 E13 N4 E7 FOP=[YR=2003] S2 E12 N2 W12\$ E20 FGR=[YR=2003] S4 E21 N21 W21 S17\$ N17 E21 N25\$.					