LOT 3
GREEN MEADOWS PHASE 3 PB 6/334

CHONIUK ROBERT J & VALERIE
44542 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
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

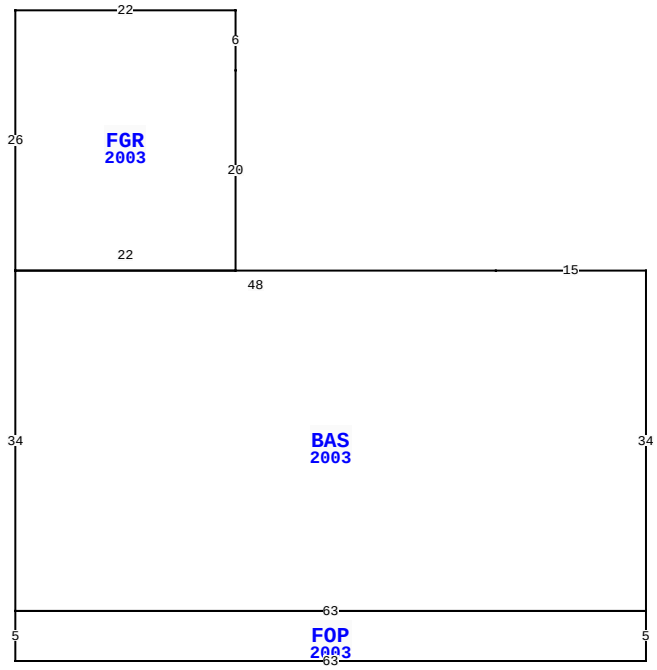
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	2,142	242,014
FGR	572	55	315	35,591
FOP	315	30	94	10,621
TOTALS	3,029		2,551	288,226

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,551	101.7600	120.84	308,263	2003	2008	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2022 Heated Area: 2142 HX Base Yr 2022



44542 GREEN MEADOWS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		288,226
TOTAL MARKET OB/XF VALUE		43,461
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		391,687
SOH/AGL Deduction		69,814
ASSESSED VALUE		321,873
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		271,873
TOTAL JUST VALUE		391,687
NCON VALUE		27,931
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,233

XFOB:3:1: ALUMN CRPT IS ATTACHED TO FGR ON SFR
PRCL:0:1: 4/2023KW: MISC STRG = NV

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2210930	XFOB	10,000	07/18/2022
B2208830	SWIM POOL	14,800	06/09/2022
19004848	REPAIR/RRF	21,167	06/01/2019
B10863	NEW CONSTR	159,174	03/01/2003
P6567	NEW CONSTR	0	03/01/2003
R4868	REPAIR/RRF	2,000	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/1521	4/06/2021	WD	Q	I	01	360,000
GRANTOR: WILLIAMS CHRISTOPHER						
GRANTEE: CHONIUK ROBERT J &						
1927/1140	6/27/2014	WD	Q	I	01	212,500
GRANTOR: PETERS DEANA M & STEV						
GRANTEE: WILLIAMS CHRISTOPHE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=0,0] W15 W48 S34 E63 N34 $
FGR=[YR=2003;ORIG=-41,-20] N6 W22 S26 E22 N20 $
FOP=[YR=2003;ORIG=-63,34] S5 E63 N5 W63 $
.

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	4,350.00	SF	4.00	4.00	100	2003	2003	3	84	14,616	
3	0351	CARPORT MT	0	100	22	20	440.00	SF	6.70	6.70	100	2006	2006	3	31	914	
4	0866	POOL FIBER	1	100	26	12	312.00	SF	72.00	72.00	100	2023	2023		100	22,464	
5	0845	KOOL DECK	1	100	0	0	754.00	SF	7.25	7.25	100	2023	2023		100	5,467	

LAND DESCRIPTION

TOTAL OB/XF 43,461

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

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS