LOT 6
GREEN MEADOWS PHASE 3 PB 6/334

LEE HENRY ALBERT/
44636 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

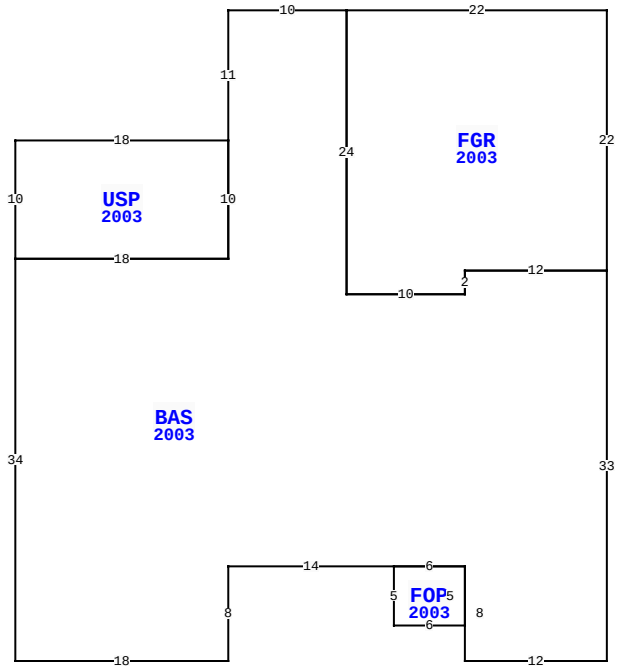
ELEMENT	CD	CONSTRUCTION
Exterior Wall	21	STONE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,708	100	1,708	212,261
FGR	504	55	277	34,424
FOP	30	30	9	1,119
USP	180	30	54	6,711
TOTALS	2,422		2,048	254,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,048	115.6400	137.32	281,231	2003	2003	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2016 Heated Area: 1708 HX Base Yr 2016



44636 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		254,514
TOTAL MARKET OB/XF VALUE		10,260
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		324,774
SOH/AGL Deduction		162,441
ASSESSED VALUE		162,333
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,333
TOTAL JUST VALUE		324,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,601

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10919	NEW CONSTR	126,610	03/01/2003
R4900	REPAIR/RRF	1,925	03/01/2003
P6569	NEW CONSTR	0	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	6/30/2015	CN	Q	I	02	175,000
GRANTOR: STRONG ANGELA K & CHA						
GRANTEE: LEE HENRY ALBERT						
1120/0479	3/11/2003	WD	Q	V		34,000
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: STRONG ANGELA K & C						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W22 BAS=[YR=2003] W10 S11 USP=[YR=2003] W18 S10 E18 N10$ S10 W18 S34 E18 N8 E14 FOP=[YR=2003] S5 E6 N5 W6$ E6 S8 E12 N33 W12 S2 W10 N24$ S24 E10 N2 E12 N22$.

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	2,137.00	SF	4.00	4.00	100	2003	2003	3	84	7,180	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	

LAND DESCRIPTION

TOTAL OB/XF 10,260

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 05/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS