LOT 12
GREEN MEADOWS PHASE 3 PB 6/334

HARRIS GREGORY S & KRISTEN A
44830 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0012-0000

BUILDING CHARACTERISTICS

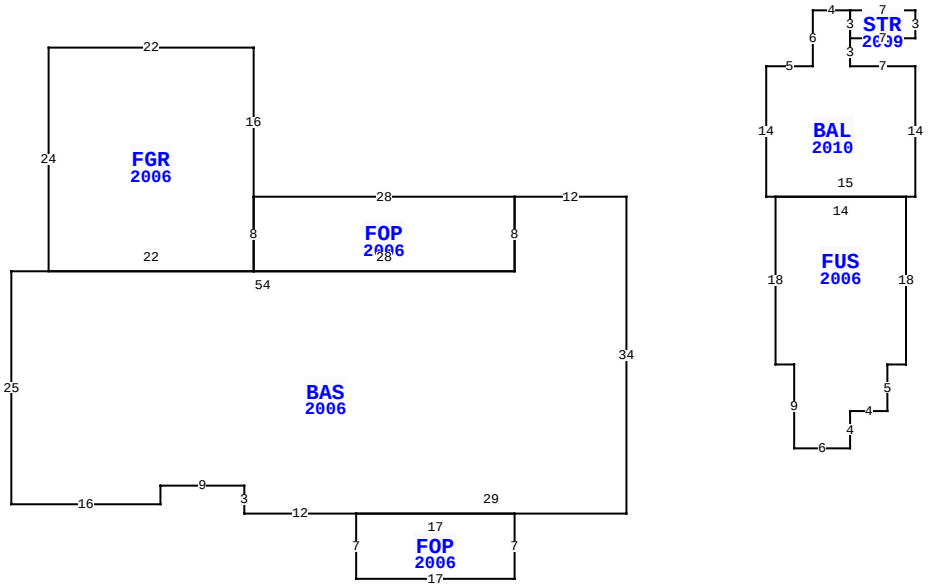
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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
BAL	248	15	37	4,455
BAS	1,769	100	1,769	212,959
FGR	528	55	290	34,911
FOP	119	30	36	4,334
FOP	224	30	67	8,066
FUS	326	100	326	39,245
STR	21	10	2	241
TOTALS	3,235		2,527	304,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,527	115.2000	136.80	345,694	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2013 Heated Area: 2095 HX Base Yr 2013



44830 GREEN MEADOWS LN, CALLAHAN

BLD DATE	05/15/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		320,463
TOTAL MARKET OB/XF VALUE		36,204
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		416,667
SOH/AGL Deduction		184,444
ASSESSED VALUE		232,223
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,223
TOTAL JUST VALUE		416,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22573	XFOB	2,240	06/01/2009
B20339	SWIM POOL	10,000	08/01/2007
P11908	OTHER	0	01/01/2007
E18046	ELEC OTHER	5,500	09/01/2006
M12044	MECH OTHER	0	09/01/2006
P11292	OTHER	0	07/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1193	8/22/2022	QC	U	I	11	100
GRANTOR: STEELE KRISTEN A N/K/						
GRANTEE: HARRIS GREGORY S &						
1787/1003	3/19/2012	WD	Q	I	01	235,000
GRANTOR: MANGUM DOYLE GUY & BR						
GRANTEE: STEELE KRISTEN ADEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W12 FOP=[YR=2006] W28 FGR=[YR=2006] N16 W22 S24 E22 N8$ S8 E28 N8$ S8 W54 S25 E16 N2 E9 S3 E12 FOP=[YR=2006] S7 E17 N7 W17$ E29 N34$ PTR=E15 BAL=[YR=2010] E1 FUS=[YR=2006] S18 E2 S9 E6 N4 E4 N5 E2 N18 W14$ E15 N14 W7 N3 STR=[YR=2009] E7 N3 W7 S3$ N3 W4 S6 W5 S14$ W15$.

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	2,614.00	SF	4.00	4.00	100	2006	2006	3	88	9,201	
3	0861	POOL GUNIT	0	100	30	14	420.00	SF	85.00	85.00	100	2007	2007	3	52	18,564	
4	0877	JACUZZI	0	100	0	0	1.00	UT	3,000.00	3,000.00	100	2007	2007	3	35	1,050	
5	0855	CONC PAVER	0	100	0	0	500.00	SF	10.00	10.00	100	2007	2007	3	89	4,450	
6	0752	USP	0	100	12	16	192.00	SF	15.00	15.00	100	2008	2008	3	56	1,613	
7	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2008	2008	3	40	320	
8	0820	WOOD WALK	0	100	4	7	28.00	SF	11.75	11.75	100	2008	2008	3	40	132	
11	0810	CONCRETE A	0	100	0	0	140.00	SF	6.50	6.50	100	2015	2015	3	96	874	

LAND DESCRIPTION

TOTAL OB/XF 36,204

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 10/04/2018 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

LOT 12
GREEN MEADOWS PHASE 3 PB 6/334

HARRIS GREGORY S & KRISTEN A
44830 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

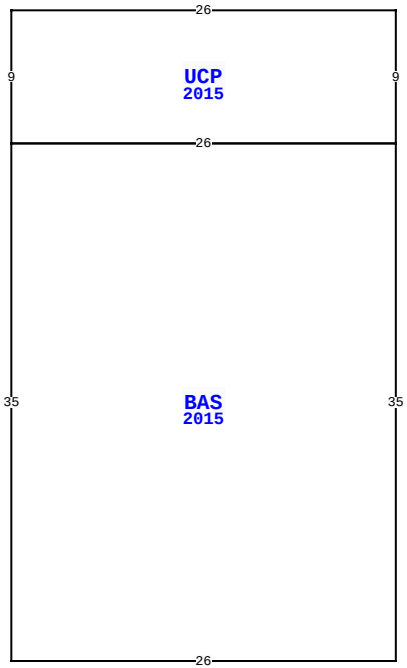
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	910	100	910	15,454
UCP	234	20	47	798
TOTALS	1,144		957	16,252

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	957	52.1640	18.26	17,475	2015	2015	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2013 Heated Area: 910 HX Base Yr 2013



44830 GREEN MEADOWS LN, CALLAHAN

BLD DATE	05/15/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		320,463
TOTAL MARKET OB/XF VALUE		36,204
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		416,667
SOH/AGL Deduction		184,444
ASSESSED VALUE		232,223
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		182,223
TOTAL JUST VALUE		416,667
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		334,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C18041	CO ISSUED	0	06/01/2006
B0618041	NEW CONSTR	159,969	06/01/2006
R0609452	REPAIR/RRF	2,500	06/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/1193	8/22/2022	QC	U	I	11	100
GRANTOR: STEELE KRISTEN A N/K/						
GRANTEE: HARRIS GREGORY S &						
1787/1003	3/19/2012	WD	Q	I	01	235,000
GRANTOR: MANGUM DOYLE GUY & BR						
GRANTEE: STEELE KRISTEN ADEL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2015] W26 S9 BAS=[YR=2015] S35 E26 N35 W26$ E26 N9$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/04/2018 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS