

LOT 13
IN OR 1836/80
GREEN MEADOWS PHASE 3 PB 6/334

MORGENBERGER MARTIN G III & CATHERINE E
44850 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0672-0013-0000



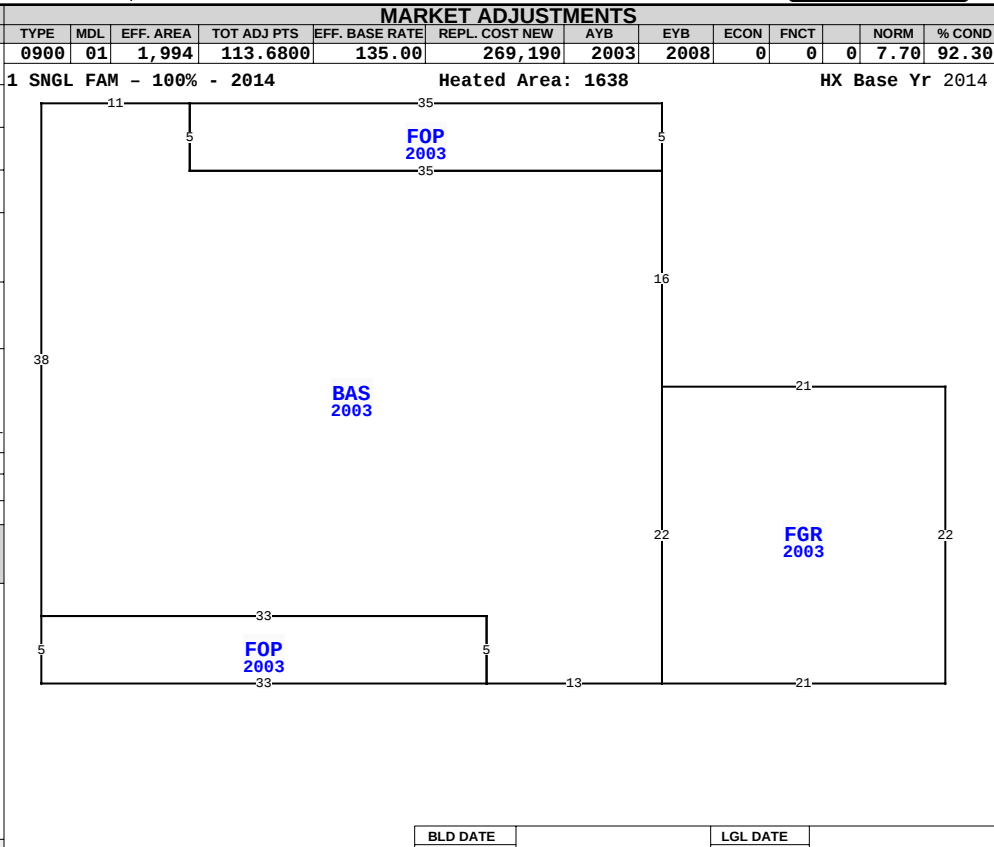
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,638	100	1,638	204,103
FGR	462	55	254	31,650
FOP	165	30	50	6,230
FOP	175	30	52	6,479
TOTALS	2,440		1,994	248,462

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
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3
2	0812	CONCRETE C	0 100	0	0	2,003.00	SF	4.00	4.00	100	2003	2003	3

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00



TOTAL OB/XF													
9,810													

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9,810													

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		248,462	
TOTAL MARKET OB/XF VALUE		9,810	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		318,272	
SOH/AGL Deduction		157,310	
ASSESSED VALUE		160,962	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		110,962	
TOTAL JUST VALUE		318,272	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		254,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000473	REPAIR/RRF	15,554	01/01/2019
B11917	NEW CONSTR	122,433	11/05/2003
M7644	H/AC	0	11/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1836/0080	1/17/2013	WD	Q	I	02	170,000	
GRANTOR: CAMPBELL ROBERT W & L							
GRANTEE: MORGENBERGER MARTIN							
1174/0914	9/23/2003	WD	U	V	19	35,000	
GRANTOR: GREENE KENNETH L & DA							
GRANTEE: CAMPBELL ROBERT W &							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=2003] W21 BAS=[YR=2003] N16 FOP=[YR=2003] N5 W35 S5 E35\$ W35 N5 W11 S38 FOP=[YR=2003] S5 E33 N5 W33\$ E33 S5 E13 N22\$ S22 E21 N22\$.													