LOT 18
IN OR 2100/1700
GREEN MEADOWS PHASE 3 PB 6/334

PRUITT HUNTER
44938 GREEN MEADOWS LN
CALLAHAN, FL 32011

**2023**

**09-1N-25-0672-0018-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

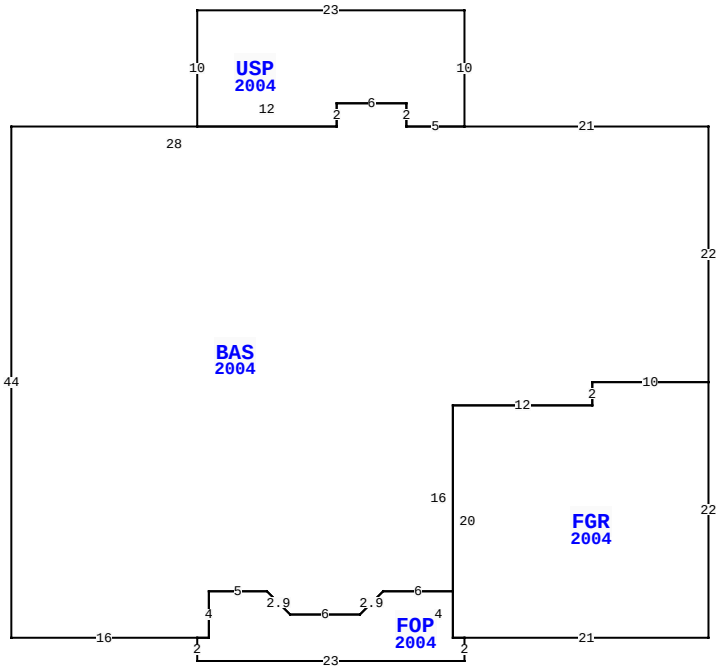
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 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 | 2,124 | 100 | 2,124 | 224,109 |
| FGR | 460 | 55 | 253 | 26,695 |
| FOP | 114 | 30 | 34 | 3,587 |
| USP | 218 | 30 | 65 | 6,859 |
| TOTALS | 2,916 | | 2,476 | 261,249 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,476 | 102.7200 | 121.98 | 302,022 | 2004 | 2004 | 0 | 0 | 0 | 13.50 | 86.50 |

1 SNGL FAM – 100% - 2018 Heated Area: 2124 HX Base Yr 2018




44938 GREEN MEADOWS LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 283,963 |
| TOTAL MARKET OB/XF VALUE | | 20,788 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 364,751 |
| SOH/AGL Deduction | | 111,640 |
| ASSESSED VALUE | | 253,111 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 203,111 |
| TOTAL JUST VALUE | | 364,751 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,841 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 19010403 | GARAGE | 57,988 | 10/01/2019 |
| B13105 | NEW CONSTR | 149,181 | 06/01/2004 |
| R6344 | REPAIR/RRF | 2,200 | 06/01/2004 |
| W274 | XFOB | 0 | 04/01/2004 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2100/1700 | 1/09/2017 | SW | U | I | 12 | 209,900 |
| GRANTOR: WELLS FARGO BANK N A | | | | | | |
| GRANTEE: PRUITT HUNTER | | | | | | |
| 2075/0991 | 10/03/2016 | CT | U | I | 18 | 141,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WELLS FARGO BANK N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2004] W21 USP=[YR=2004] N10 W23 S10 E12 N2 E6 S2 E5$ W5 N2 W6 S2 W28 S44 E16 FOP=[YR=2004] S2 E23 N2 FGR=[YR=2004] E21 N22 W10 S2 W12 S20 E1$ W1 N4 W6 D2 L2 W6 L2 U2 W5 S4 W1$ E1 N4 E5 R2 D2 E6 R2 U2 E6 N16 E12 N2 E10 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2004 | 2004 | 3 | 89 | 3,115 | |
| 2 | 0812 | CONCRETE C | 0 | 100 | 0 | 0 | 1,815.00 | SF | 4.00 | 4.00 | 100 | 2004 | 2004 | 3 | 86 | 6,244 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,776.00 | SF | 6.50 | 6.50 | 100 | 2019 | 2019 | 3 | 99 | 11,429 | |

## LAND DESCRIPTION

TOTAL OB/XF 20,788

| 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 12/03/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

LOT 18
IN OR 2100/1700
GREEN MEADOWS PHASE 3 PB 6/334

PRUITT HUNTER
44938 GREEN MEADOWS LN
CALLAHAN, FL 32011

**2023**

**09-1N-25-0672-0018-0000**

## 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 | 01 | MINIMUM 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 | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

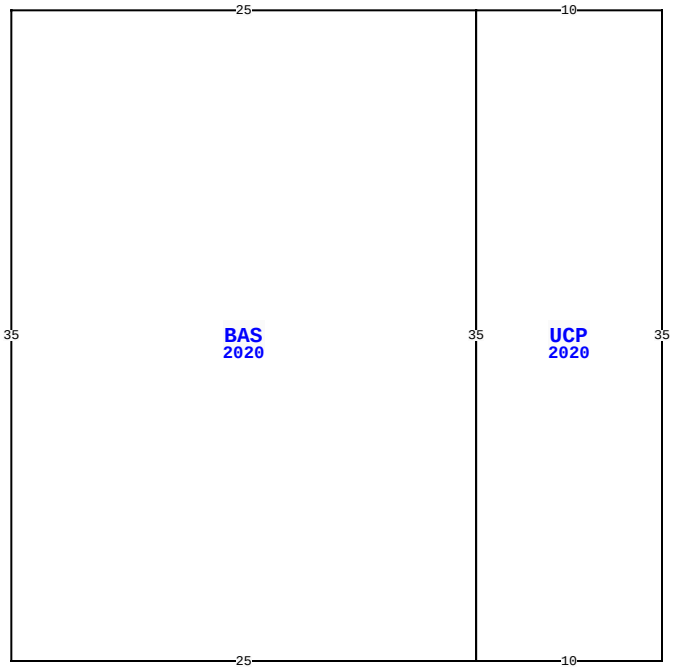
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 875 | 100 | 875 | 21,033 |
| UCP | 350 | 20 | 70 | 1,683 |
| TOTALS | 1,225 | | 945 | 22,714 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 945 | 70.7940 | 24.78 | 23,417 | 2019 | 2019 | 0 | 0 | 0 | 3.00 | 97.00 |

2 GARAGE RES – 100% - 2018 Heated Area: 875 HX Base Yr 2018




44938 GREEN MEADOWS LN, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 283,963 |
| TOTAL MARKET OB/XF VALUE | | 20,788 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 364,751 |
| SOH/AGL Deduction | | 111,640 |
| ASSESSED VALUE | | 253,111 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 203,111 |
| TOTAL JUST VALUE | | 364,751 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 291,841 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2100/1700 | 1/09/2017 | SW | U | I | 12 | 209,900 |
| GRANTOR: WELLS FARGO BANK N A | | | | | | |
| GRANTEE: PRUITT HUNTER | | | | | | |
| 2075/0991 | 10/03/2016 | CT | U | I | 18 | 141,100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WELLS FARGO BANK N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UCP=[YR=2020] W10 BAS=[YR=2020] W25 S35 E25 N35$ S35 E10 N35$.

## 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 | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 12/03/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS