LOT 19
IN OR 1157/1169
GREEN MEADOWS PHASE 3 PB 6/334

COLLINS ALBERT F SR & ELAINE L
44956 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

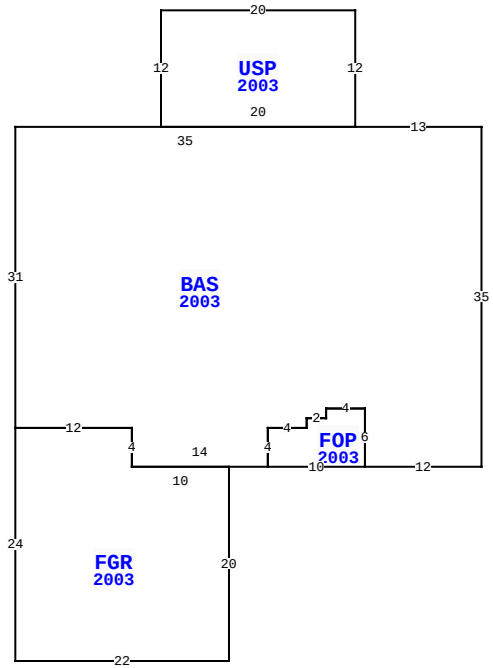
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,582	100	1,582	173,654
FGR	488	55	268	29,418
FOP	50	30	15	1,646
USP	240	30	72	7,904
TOTALS	2,360		1,937	212,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,937	107.8000	128.01	247,955	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2004 Heated Area: 1582 HX Base Yr 2004



44956 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		212,621
TOTAL MARKET OB/XF VALUE		7,815
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		280,436
SOH/AGL Deduction		137,469
ASSESSED VALUE		142,967
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		92,967
TOTAL JUST VALUE		280,436
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		226,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11491	NEW CONSTR	116,829	07/01/2003
R5310	REPAIR/RRF	1,850	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1157/1169	7/29/2003	WD	Q	V		34,000

GRANTOR: GREENE KENNETH L & DA

GRANTEE: COLLINS ALBERT F SR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 USP=[YR=2003] N12 W20 S12 E20$ W35 S31
FGR=[YR=2003] S24 E22 N20 W10 N4 W12$ E12 S4 E14
FOP=[YR=2003] E10 N6 W4 S1 W2 S1 W4 S4$ N4 E4 N1 E2 N1 E4 S6
E12 N35$.

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	2,326.00	SF	4.00	4.00	100	2003	2003	3	84	7,815	

LAND DESCRIPTION

TOTAL OB/XF 7,815

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