LOT 21
GREEN MEADOWS PHASE 3 PB 6/334

DAEHNE CHRISTIAN & SUSAN
44988 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0672-0021-0000

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	13	LVT/LAMNT 100
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

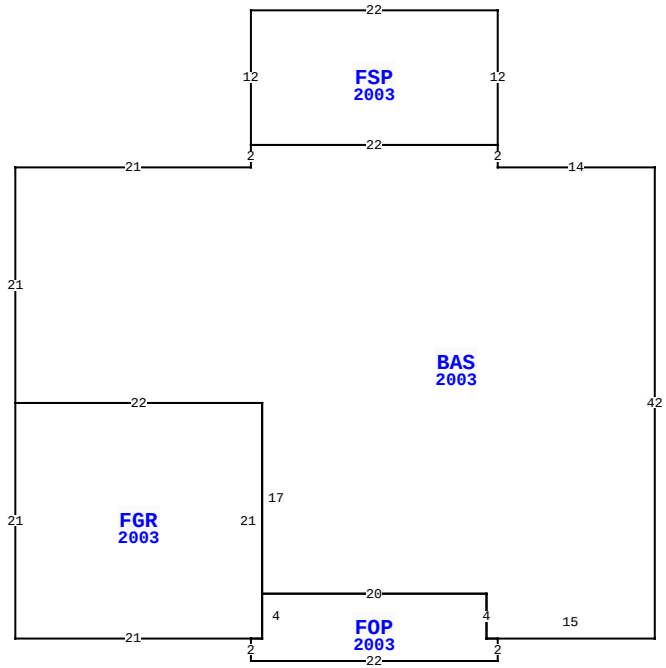
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,896	100	1,896	222,882
FGR	462	55	254	29,859
FOP	124	30	37	4,350
FSP	264	40	106	12,461
TOTALS	2,746		2,293	269,551

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,293	108.7800	129.18	296,210	2003	2010	0	0	0	9.00	91.00

1 SNGL FAM – 100% - 2022 Heated Area: 1896 HX Base Yr 2022



44988 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		288,471
TOTAL MARKET OB/XF VALUE		51,127
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		399,598
SOH/AGL Deduction		154,696
ASSESSED VALUE		244,902
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		194,902
TOTAL JUST VALUE		399,598
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19012378	REPAIR/RRF	13,950	12/03/2019
B12475	GARAGE	23,760	03/01/2004
B11160	NEW CONSTR	137,804	05/01/2003
R5062	REPAIR/RRF	1,900	05/01/2003
W0071	NEW CONSTR	0	03/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2438/1087	2/26/2021	WD	Q	I	01	380,000
GRANTOR: BOYD JAMES W & TERESA						
GRANTEE: DAEHNE CHRISTIAN &						
1139/0098	5/21/2003	WD	Q	V		34,900
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: BOYD JAMES W & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 N2 FSP=[YR=2003] N12 W22 S12 E22$ W22 S2 W21 S21 FGR=[YR=2003] S21 E21 FOP=[YR=2003] S2 E22 N2 W1 N4 W20 S4 W1$ E1 N21 W22 $ E22 S17 E20 S4 E15 N42$.

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	2,089.00	SF	4.00	4.00	100	2003	2003	3	84	7,019	
2	0812	CONCRETE C	0	100	0	0	1,113.00	SF	4.00	4.00	100	2004	2004	3	86	3,829	
3	1242	WD DECK A	0	100	0	0	264.00	SF	10.00	10.00	100	2010	2010	3	50	1,320	
4	0810	CONCRETE A	0	100	0	0	336.00	SF	6.50	6.50	100	2011	2011	3	93	2,031	
5	0845	KOOL DECK	0	100	0	0	488.00	SF	7.25	7.25	100	2014	2014	3	95	3,361	
6	0861	POOL GUNIT	0	100	0	0	434.00	SF	85.00	85.00	100	2014	2014	3	78	28,774	
7	0810	CONCRETE A	0	100	0	0	536.00	SF	6.50	6.50	100	2020	2020	3	99	3,449	
8	0752	USP	0	100	10	14	140.00	SF	15.00	15.00	100	2010	2010	3	64	1,344	

LAND DESCRIPTION

TOTAL OB/XF 51,127

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

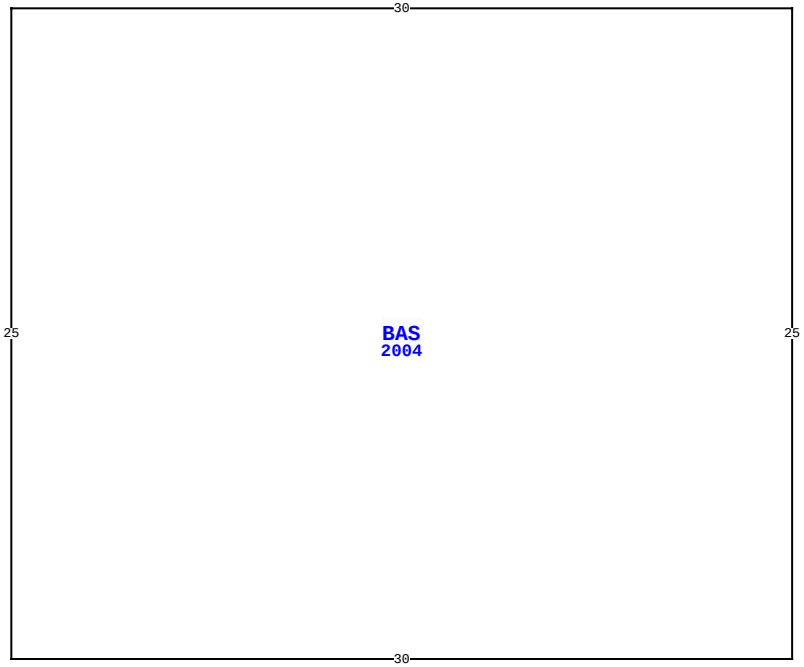
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	750	18,920
TOTALS	750		750	18,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	97.4050	34.09	25,568	2004	2004	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2022 Heated Area: 750 HX Base Yr 2022



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,962

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1139/0098	5/21/2003	WD	Q	V		34,900
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: BOYD JAMES W & TERE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W30 S25 E30 N25$.

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

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