LOT 22
GREEN MEADOWS PHASE 3 PB 6/334

TRUJILLO BRENDA P/HEATER DALTON R
441030 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0672-0022-0000

BUILDING CHARACTERISTICS

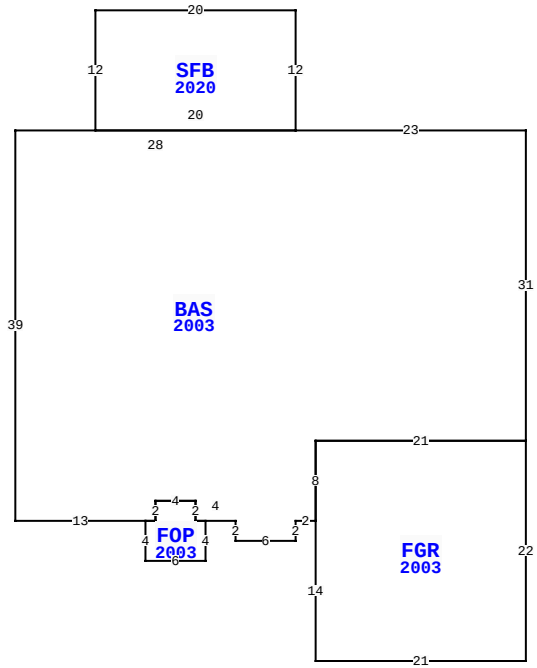
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,825	100	1,825	205,283
FGR	462	55	254	28,571
FOP	32	30	10	1,125
SFB	240	80	192	21,597
TOTALS	2,559		2,281	256,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,281	105.8400	125.68	286,676	2003	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2023 Heated Area: 2017 HX Base Yr 2023



441030 GREEN MEADOWS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		256,575
TOTAL MARKET OB/XF VALUE		8,957
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		325,532
SOH/AGL Deduction		0
ASSESSED VALUE		325,532
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		270,532
TOTAL JUST VALUE		325,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0618764	GARAGE	15,840	11/01/2006
R09848	REPAIR/RRF	1,200	11/01/2006
E10879	NEW CONSTR	1,000	03/01/2003
M6849	H/AC	0	03/01/2003
B10648	NEW CONSTR	126,984	01/21/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0001	6/29/2021	WD	Q	I	01	367,000
GRANTOR: BAKER CALEB G & BLY M						
GRANTEE: TRUJILLO BRENDA P &						
1880/0812	9/13/2013	WD	Q	I	02	170,000
GRANTOR: WALLER JAMES F & LAUR						
GRANTEE: BAKER CALEB G & BLY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 SFB=[YR=2020] N12 W20 S12 E20$ W28 S39 E13 FOP=[YR=2003] S4 E6 N4 W1 N2 W4 S2 W1$ E1 N2 E4 S2 E4 S2 E6 N2 E2 FGR=[YR=2003] S14 E21 N22 W21 S8$ N8 E21 N31 $.

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	2003	2003	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,749.00	SF	4.00	4.00	100	2003	2003	3	84	5,877	

LAND DESCRIPTION

TOTAL OB/XF 8,957

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 05/20/2021 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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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	07	NONE 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	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
TOTALS	0		0	0

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	0	57.7500	20.21	0	2006	2006	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2023 Heated Area: 0 HX Base Yr 2023
Code not found: parcel[12344] -> bld[44678] -> bld_area[?].cd -> lu_bld_area[B AS]

441030 GREEN MEADOWS LN, CALLAHAN

BLD DATE	05/15/2007 DJ	LGL DATE	
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TOTAL JUST VALUE		325,532
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		267,758

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GRANTOR: WALLER JAMES F & LAUR						
GRANTEE: BAKER CALEB G & BLY						

BUILDING NOTES

BUILDING DIMENSIONS

B AS2006= W24 S20 E24 N20$.

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 05/20/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS