

LOT 23
IN OR 1888/249
GREEN MEADOWS PHASE 3 PB 6/334

REYNOLDS JOHN JEREMY
441050 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0672-0023-0000



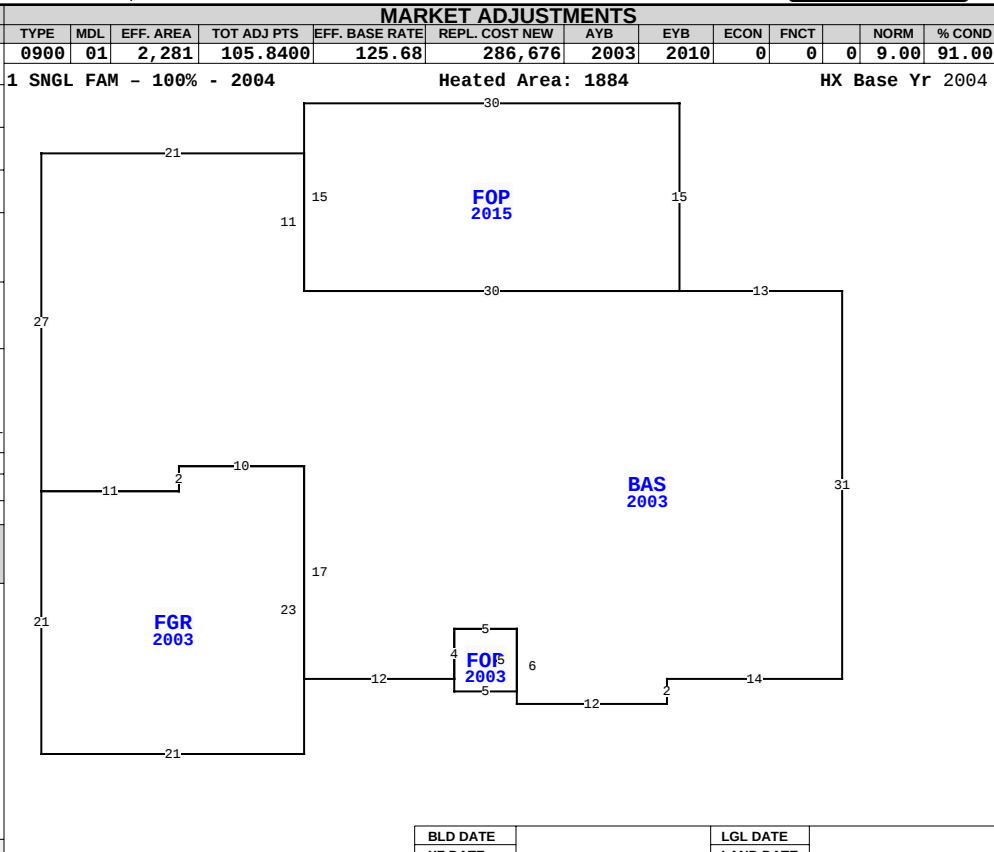
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,884	100	1,884	215,471
FGR	461	55	254	29,050
FOP	25	30	8	915
FOP	450	30	135	15,440
TOTALS	2,820		2,281	260,875

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,602.00	SF	4.00	4.00	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	20.10	20.10	
7	0861	POOL GUNIT	0	100	0	0	441.00	SF	85.00	85.00	
8	0855	CONC PAVER	0	100	0	0	1,307.00	SF	10.00	10.00	
9	0811	CONCRETE B	0	100	0	0	1,772.00	SF	5.20	5.20	

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



441050 GREEN MEADOWS LN, CALLAHAN											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

TOTAL OB/XF											
65,448											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											6
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						269,357					
TOTAL MARKET OB/XF VALUE						65,448					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						394,805					
SOH/AGL Deduction						198,178					
ASSESSED VALUE						196,627					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						146,627					
TOTAL JUST VALUE						394,805					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						309,575					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000976	REPAIR/RRF	12,300	01/28/2021
B1530104	SWIM POOL	30,000	03/01/2015
E10880	NEW CONSTR	1,000	03/01/2003
P6396	NEW CONSTR	0	01/28/2003
B10649	NEW CONSTR	134,442	01/21/2003
R4719	REPAIR/RRF	1,750	01/21/2003

SALES DATA										
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE				
1888/0249	10/26/2013	QC	U	I	11	100				
GRANTOR: REYNOLDS JESSICA ELLE										
GRANTEE: REYNOLDS JOHN JEREM										
1145/0286	6/13/2003	WD	Q	I		153,700				
GRANTOR: GREENE KENNETH L & DA										
GRANTEE: REYNOLDS JOHN J & J										

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W13 FOP=[YR=2015] N15 W30 S15 E30\$ W30 N11 W21 S27 FGR=[YR=2003] S21 E21 N23 W10 S2 W11 \$ E11 N2 E10 S17 E12 FOP=[YR=2003] S1 E5 N5 W5 S4\$ N4 E5 S6 E12 N2 E14 N31\$.											

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BUILDING CHARACTERISTICS				
ELEMENT		CD	CONSTRUCTION	
Exterior Wall		25	MOD METAL 100	
Roof Structure		03	GABLE/HIP 100	
Roof Cover		12	MODULAR MT 100	
Interior Wall			N/A 100	
Interior Floor		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		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
BAS	600	100	600	8,482
TOTALS	600		600	8,482

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	53.1300	18.60	11,160	2005	2005	0	0	0	24.00	76.00
2 GARAGE RES - 100% - 2004												
Heated Area: 600												
HX Base Yr 2004												
20 30 BAS 2005 30 20												