LOT 24
IN OR 1651/1547
GREEN MEADOWS PHASE 3 PB 6/334

CHESSER CHRISTOPHER/WATTERS MEGAN
441074 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0024-0000

BUILDING CHARACTERISTICS

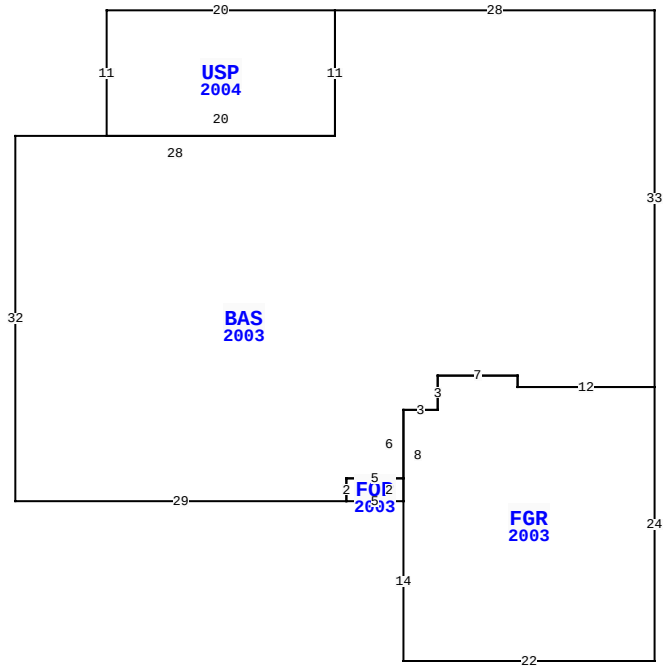
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,869	100	1,869	203,299
FGR	529	55	291	31,653
FOP	10	30	3	327
USP	220	30	66	7,179
TOTALS	2,628		2,229	242,457

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,229	106.8200	126.85	282,749	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2011 Heated Area: 1869 HX Base Yr 2011



441074 GREEN MEADOWS LN, CALLAHAN

BLD DATE		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		242,457
TOTAL MARKET OB/XF VALUE		7,244
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		309,701
SOH/AGL Deduction		152,173
ASSESSED VALUE		157,528
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,528
TOTAL JUST VALUE		309,701
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		249,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M6711	H/AC	0	01/21/2003
B10531	NEW CONSTR	137,181	12/01/2002
R4609	REPAIR/RRF	1,600	12/01/2002
E10587	NEW CONSTR	2,000	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1651/1547	11/24/2009	WD	U	I	30	167,000
GRANTOR: HIGGINBOTHAM TRAVIS A						
GRANTEE: CHESSER CHRISTOPHER						
1148/1259	6/26/2003	WD	Q	I		151,000
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: HIGGINBOTHAM TRAVIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W28 USP=[YR=2004] W20 S11 E20 N11$ S11 W28 S32 E29 FOP=[YR=2003] E5 FGR=[YR=2003] S14 E22 N24 W12 N1 W7 S3 W3 S8$ N2 W5 S2$ N2 E5 N6 E3 N3 E7 S1 E12 N33$.

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	2,156.00	SF	4.00	4.00	100	2003	2003	3	84	7,244	

LAND DESCRIPTION

TOTAL OB/XF 7,244

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 07/08/2020 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS