

LOT 26
IN OR 1982/741
GREEN MEADOWS PHASE 3 PB 6/334

CHAVIS KIPLIN D/CHAVIS MISTY
441168 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0672-0026-0000



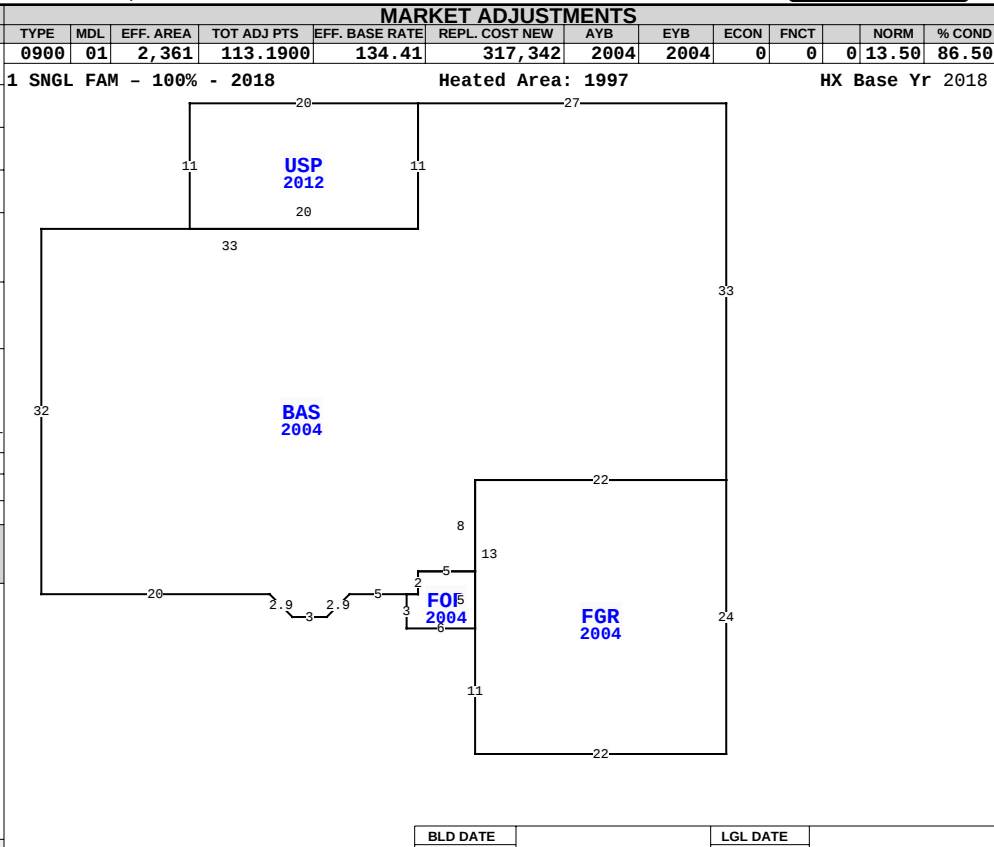
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,997	100	1,997	232,181
FGR	528	55	290	33,717
FOP	28	30	8	930
USP	220	30	66	7,673
TOTALS	2,773		2,361	274,501

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0812	CONCRETE C	0 100	0	0	2,144.00	SF	4.00	4.00	100	2004
3	0811	CONCRETE B	0 100	0	0	671.00	SF	5.20	5.20	100	2006
4	0861	POOL GUNIT	0 100	0	0	480.00	SF	85.00	85.00	100	2007
5	0845	KOOL DECK	0 100	0	0	960.00	SF	7.25	7.25	100	2007

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



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1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2004
2	0812	CONCRETE C	0 100	0	0	2,144.00	SF	4.00	4.00	100	2004
3	0811	CONCRETE B	0 100	0	0	671.00	SF	5.20	5.20	100	2006
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						274,501					
TOTAL MARKET OB/XF VALUE						40,970					
TOTAL LAND VALUE - MARKET						60,000					
TOTAL MARKET VALUE						375,471					
SOH/AGL Deduction						112,282					
ASSESSED VALUE						263,189					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						213,189					
TOTAL JUST VALUE						375,471					
NCON VALUE						0					
INCOME VALUE						0					
PREVIOUS YEAR MKT VALUE						296,382					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B19759	SWIM POOL	17,709	04/01/2007
B12476	NEW CONSTR	147,310	03/01/2004
R5941	REPAIR/RRF	3,000	03/01/2004
W217	XFOB	0	12/01/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1982/0741	5/26/2015	WD	U	I	12	175,000
GRANTOR: GMAT LEGAL TITLE TRUS						
GRANTEE: CHAVIS KIPLIN D & M						
1953/1643	12/22/2014	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: GMAT LEGAL TITLE TR						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2004] W27 USP=[YR=2012] W20 S11 E20 N11\$ S11 W33 S32 E20 D2 R2 E3 U2 R2 E5 FOP=[YR=2004] S3 E6 FGR=[YR=2004] S11 E22 N24 W22 S13\$ N5 W5 S2 W1\$ E1 N2 E5 N8 E22 N33\$.											