

LOT 27
IN OR 2176/1388
GREEN MEADOWS PHASE 3 PB 6/334

AREAL WADE & ASHLEY
441156 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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
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NEIGHBORHOOD/LOC	8017.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100	2,608	210,314
BAS	656	100	656	52,901
FGR	632	55	348	28,064
FOP	54	30	16	1,290
USP	184	30	55	4,435

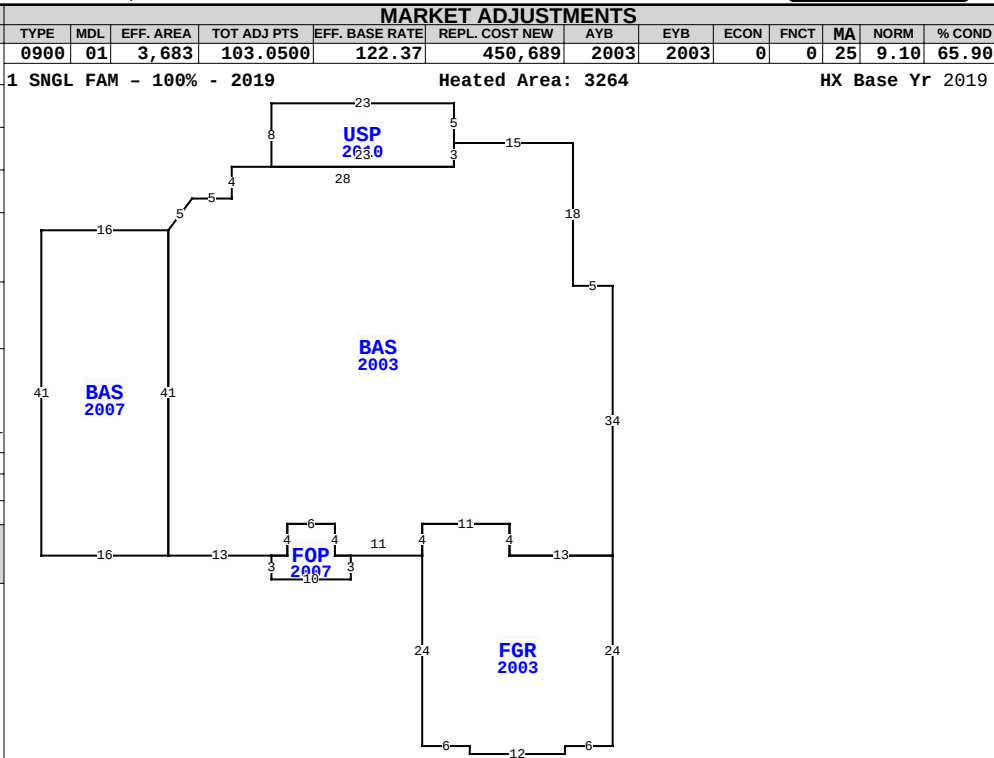
TOTALS	4,134		3,683	297,004
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EXTRA FEATURES

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
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		1,554.00	SF 4.00	4.00	100	2003	2003	3	84	5,221
3	0861	POOL GUNIT	0	100	0	0		510.00	SF 85.00	85.00	100	2007	2007	3	52	22,542
4	0855	CONC PAVER	0	100	0	0		878.00	SF 10.00	10.00	100	2007	2007	3	89	7,814
5	0476	VF 6 SBPL	0	100	0	0		25.00	LF 32.00	32.00	100	2007	2007	3	74	592
6	0812	CONCRETE C	0	100	0	0		1,637.00	SF 4.00	4.00	100	2008	2008	3	90	5,893

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.50	60,000.00	90,000.00	90,000							



441156 GREEN MEADOWS LN, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0900	01	3,683	103.0500	122.37	450,689	2003	2003	0	0	25	9.10	65.90

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE	297,004	
TOTAL MARKET OB/XF VALUE	45,142	
TOTAL LAND VALUE - MARKET	90,000	
TOTAL MARKET VALUE	432,146	
SOH/AGL Deduction	132,018	
ASSESSED VALUE	300,128	
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE	245,128	
TOTAL JUST VALUE	432,146	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	346,834	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005714	REPAIR/RRF	22,421	04/12/2022
B21699	XFOB	5,000	07/01/2008
M128452	MECH OTHER	0	04/01/2007
R10253	REPAIR/RRF	3,000	04/01/2007
B19397	SWIM POOL	30,000	02/01/2007
R5139	REPAIR/RRF	2,800	06/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2176/1388	2/08/2018	WD	Q	I	01
					SALE PRICE
					305,000

GRANTOR:MLYNIEC MARK & DEBRA					
GRANTEE:AREAL WADE & ASHLEY					
2015/0825	11/20/2015	SW	U	I	12
GRANTOR:FANNIE MAE					
GRANTEE:MLYNIEC MARK & DEBR					

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W5 N18 W15 USP=[YR=2010] N5 W23 S8 E23 N3\$ S3 W28 S4 W5 L3 D4 BAS=[YR=2007] W16 S41 E16N41\$ S41 E13 FOP=[YR=2007] S3 E10 N3W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11 FGR=[YR=2003] S24 E6 S1 E12 N1 E6 N24 W13 N4 W11 S4\$ N4 E11 S4 E13 N34\$.