

LOT 29
IN OR 2046/299
GREEN MEADOWS PHASE 3 PB 6/334

WELKER DAWN D
441145 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
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	12	HARDWOOD 50
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
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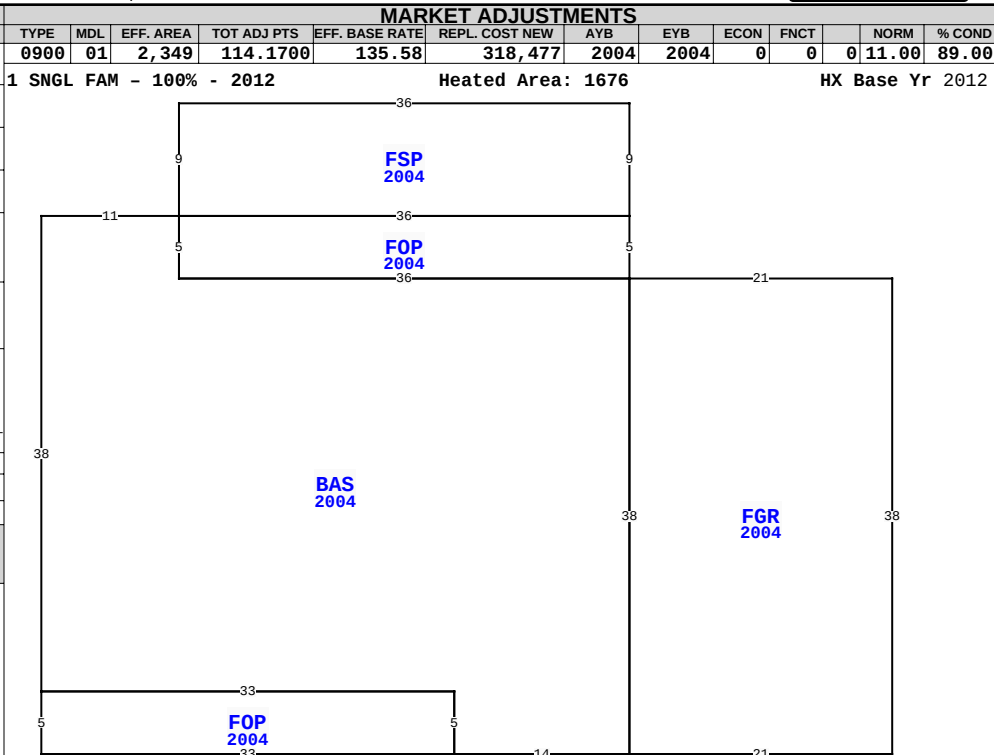
NEIGHBORHOOD/LOC	8017.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,676	100	1,676	202,236
FGR	798	55	439	52,973
FOP	165	30	50	6,033
FOP	180	30	54	6,516
FSP	324	40	130	15,686

TOTALS	3,143		2,349	283,445
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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
1	0812	CONCRETE C	0 100	0	0	2,045.00	SF	4.00	4.00	100	2004
2	0940	SHEDS/PORT	0 100	8	10	100.00	SF	30.00	30.00	100	2004
3	0812	CONCRETE C	0 100	0	0	3,892.00	SF	4.00	4.00	100	2004
4	0810	CONCRETE A	0 100	0	0	228.00	SF	6.50	6.50	100	2008
5	0510	GARAGE WD-	0 100	30	28	840.00	SF	35.00	35.00	100	2008

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



441145 GREEN MEADOWS LN, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								283,445	
TOTAL MARKET OB/XF VALUE								38,941	
TOTAL LAND VALUE - MARKET								60,000	
TOTAL MARKET VALUE								382,386	
SOH/AGL Deduction								175,652	
ASSESSED VALUE								206,734	
TOTAL EXEMPTION VALUE								HX HB	50,000
BASE TAXABLE VALUE								156,734	
TOTAL JUST VALUE								382,386	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								296,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21325	XFOB	500	10/01/2008
B21847	GARAGE	28,644	09/01/2008
B12465	NEW CONSTR	136,361	03/01/2004
R5934	REPAIR/RRF	1,900	03/01/2004
W244	XFOB	0	02/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2046/0299	5/09/2016	QC	U	I	11	100	

GRANTOR: WELKER GARY
GRANTEE: WELKER DAWN
1764/1472 11/14/2011 WD Q I 01 210,000
GRANTOR: MCMURTRY WILLIAM R
GRANTEE: WELKER DAWN D & GAR

BUILDING NOTES											
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BUILDING DIMENSIONS
FGR=[YR=2004] W21 FOP=[YR=2004] N5 FSP=[YR=2004] N9 W36 S9
E36 \$ W36 S5 E36 \$ BAS=[YR=2004] W36 N5 W11 S38
FOP=[YR=2004] S5 E33 N5 W33 \$ E33 S5 E14 N38 \$ S38 E21 N38 \$