LOT 31
IN OR 1195/627
GREEN MEADOWS PHASE 3 PB 6/334

TURNER GREGORY W & DONNA C
44885 GREEN MEADOWS LANE
CALLAHAN, FL 32011-5245

2023

09-1N-25-0672-0031-0000

BUILDING CHARACTERISTICS

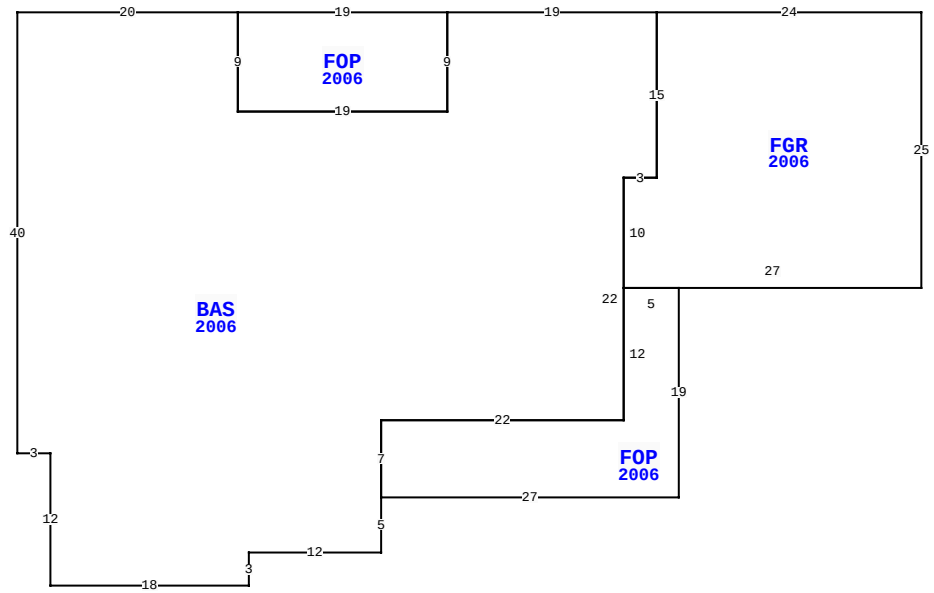
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,332	100	2,332	274,661
FGR	630	55	346	40,752
FOP	171	30	51	6,007
FOP	249	30	75	8,833
TOTALS	3,382		2,804	330,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,804	112.7040	133.84	375,287	2006	2006	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2007 Heated Area: 2332 HX Base Yr 2007



44885 GREEN MEADOWS LN, CALLAHAN

BLD DATE	04/04/2007 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		330,253
TOTAL MARKET OB/XF VALUE		13,861
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		404,114
SOH/AGL Deduction		189,810
ASSESSED VALUE		214,304
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,304
TOTAL JUST VALUE		404,114
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,763

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09109	OTHER	3,000	03/01/2005
E14265	ELEC OTHER	3,000	02/01/2005
C14275	CO ISSUED	190,000	12/01/2004
R047033	REPAIR/RRF	5,000	12/01/2004
B14275	NEW CONSTR	190,000	12/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1195/0627	12/15/2003	WD	Q	V		46,200

GRANTOR: GREENE KENNETH L & DA

GRANTEE: TURNER GREGORY & DO

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2006] W24 BAS=[YR=2006] W19 FOP=[YR=2006] W19 S9 E19 N9$ S9 W19 N9 W20 S40 E3 S12 E18 N3 E12 N5 FOP=[YR=2006] E27 N19 W5 S12 W22 S7$ N7 E22 N22 E3 N15$ S15 W3 S10 E27 N25$.

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	2,317.00	SF	4.00	4.00	100	2006	2006	3	88	8,156	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
3	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	2010	2010	3	50	2,520	

LAND DESCRIPTION

TOTAL OB/XF 13,861

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 10/04/2018 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS