

LOT 32
IN OR 1720/968
GREEN MEADOWS PHASE 3 PB 6/334

GANCEREZ ADAN LEE & LORENA
44831 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0672-0032-0000



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 80		
Interior Floo	08	SHT VINYL 20		
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	2,479	100	2,479	253,717
FGR	567	55	312	31,932
FOP	40	30	12	1,228
USP	387	30	116	11,872
TOTALS	3,473		2,919	298,750

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,919	99.6400	118.32	345,376	2004	2004	0	0	0 13.50	86.50
1 SNGL FAM - 100% - 2016 Heated Area: 2479 HX Base Yr 2016											
44831 GREEN MEADOWS LN, CALLAHAN											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

NASSAU COUNTY PROPERTY				PAGE 1 of 2		6
VALUATION SUMMARY						
VALUATION BY						STANDARD
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE						314,049
TOTAL MARKET OB/XF VALUE						14,225
TOTAL LAND VALUE - MARKET						60,000
TOTAL MARKET VALUE						388,274
SOH/AGL Deduction						161,845
ASSESSED VALUE						226,429
TOTAL EXEMPTION VALUE		HX HB VX				55,000
BASE TAXABLE VALUE						171,429
TOTAL JUST VALUE						388,274
NCON VALUE						19,849
INCOME VALUE						
PREVIOUS YEAR MKT VALUE						292,283

EXTRA FEATURES							44831 GREEN MEADOWS LN, CALLAHAN				INC DATE				AG DATE			
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	2004	2004	3	89	3,115		
2	0812	CONCRETE C	0	100	0	0	1,907.00	SF	4.00	4.00	100	2004	2004	3	86	6,560		
3	0811	CONCRETE B	0	100	0	0	875.00	SF	5.20	5.20	100	2022	2022	3	100	4,550		

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms	0	100
Bathrooms	0	100
Frame	05	STEEL 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8017.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	620	100
FCP	310	25
TOTALS	930	698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	698	63.2500	22.14	15,454	2022	2022	0	0	1.00	99.00

2 GARAGE RES - 100% - 2016

Heated Area: 620

HX Base Yr 2016

20

10

31

31

20

10

31

31

BAS

2022

FCP

2022

BLD DATE	LGL DATE
XF DATE	LAND DATE