LOT 33
GREEN MEADOWS PHASE 3 PB 6/334

COLLINS CARROL L & DEBORAH N
44793 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0033-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

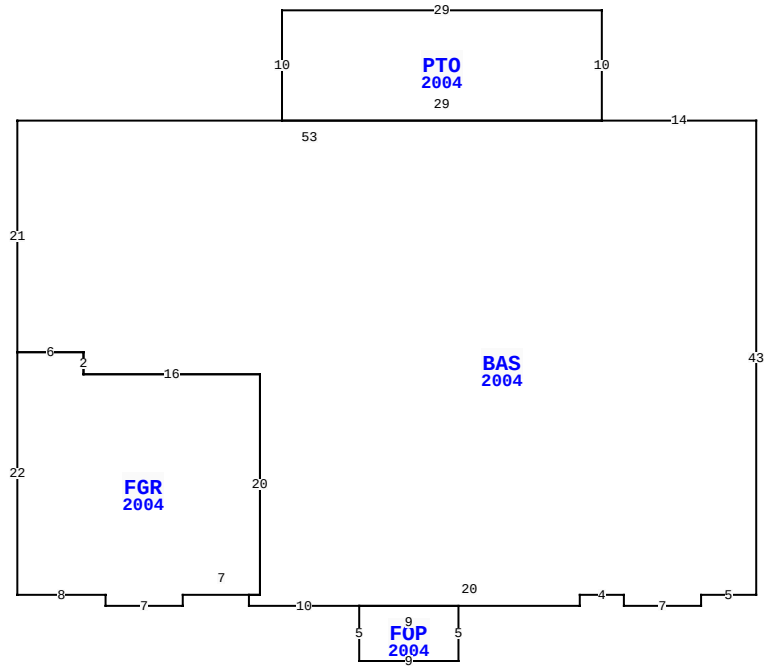
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,466	100	2,466	262,626
FGR	459	55	252	26,837
FOP	45	30	14	1,491
PTO	290	5	14	1,491
TOTALS	3,260		2,746	292,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,746	103.6800	123.12	338,088	2004	2004	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2020 Heated Area: 2466 HX Base Yr 2020



44793 GREEN MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		292,446
TOTAL MARKET OB/XF VALUE		6,336
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		358,782
SOH/AGL Deduction		113,470
ASSESSED VALUE		245,312
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		195,312
TOTAL JUST VALUE		358,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		287,171

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0413414	NEW CONSTR	176,399	08/01/2004
R6519	REPAIR/RRF	2,200	08/01/2004
W280	NEW CONSTR	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/1869	2/25/2019	WD	Q	I	01	240,000
GRANTOR: KERVIN JAMES WAYNE						
GRANTEE: COLLINS CARROL L &						
1599/2000	11/24/2008	WD	U	I	21	192,800
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: KERVIN JAMES WAYNE						

BUILDING NOTES

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	1,842.00	SF	4.00	4.00	100	2004	2004	3	86	6,336	

BUILDING DIMENSIONS

BAS=[YR=2004] W14 PTO=[YR=2004] N10 W29 S10 E29$ W53 S21 FGR=[YR=2004] S22 E8 S1 E7 N1 E7 N20 W16 N2 W6$ E6 S2 E16 S20 W1 S1 E10 FOP=[YR=2004] S5 E9 N5 W9$ E20 N1 E4 S1 E7 N1 E5 N43$.

LAND DESCRIPTION

TOTAL OB/XF 6,336

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		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