LOT 34
IN OR 1151/1760
GREEN MEADOWS PHASE 3 PB 6/334

MCCULLOUGH KENNETH & DARLEEN C
44763 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0672-0034-0000

BUILDING CHARACTERISTICS

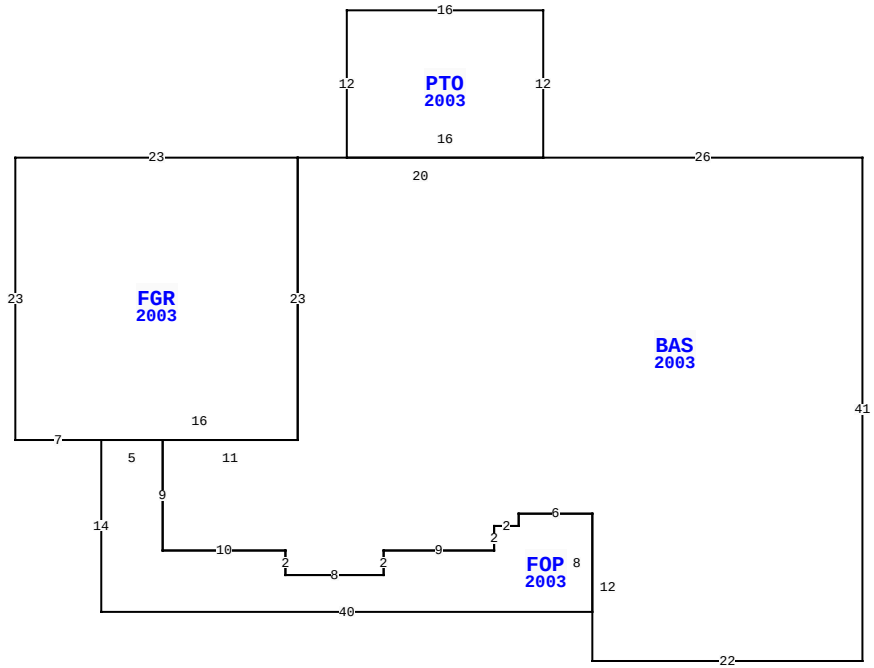
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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
NEIGHBORHOOD/LOC	8017.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,763	100	1,763	204,967
FGR	529	55	291	33,832
FOP	251	30	75	8,720
PTO	192	5	10	1,163
TOTALS	2,735		2,139	248,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,139	114.1700	135.58	290,006	2003	2003	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2004 Heated Area: 1763 HX Base Yr 2004



44763 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		248,680
TOTAL MARKET OB/XF VALUE		10,142
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		318,822
SOH/AGL Deduction		154,051
ASSESSED VALUE		164,771
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,771
TOTAL JUST VALUE		318,822
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		254,842

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B11404	NEW CONSTR	132,258	07/01/2003
R5250	REPAIR/RRF	2,100	07/01/2003
W0093	XFOB	0	06/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1151/1760	7/09/2003	WD	Q	V		39,000

GRANTOR: GREENE KENNETH L & DA

GRANTEE: MCCULLOUGH KENNETH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 PTO=[YR=2003] N12 W16 S12 E16$ W20
FGR=[YR=2003] W23 S23 E7 FOP=[YR=2003] S14 E40 N8 W6 S1 W2 S2 W9 S2 W8 N2 W10 N9 W5$ E16 N23$ S23 W11 S9 E10 S2 E8 N2 E9 N2 E2 N1 E6 S12 E22 N41$.

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	2,016.00	SF	4.00	4.00	100	2003	2003	3	84	6,774	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	88	3,080	
4	1076	TRELLIS A	0	100	16	12	192.00	SF	3.75	3.75	100	2004	2004	3	40	288	

LAND DESCRIPTION

TOTAL OB/XF 10,142

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