



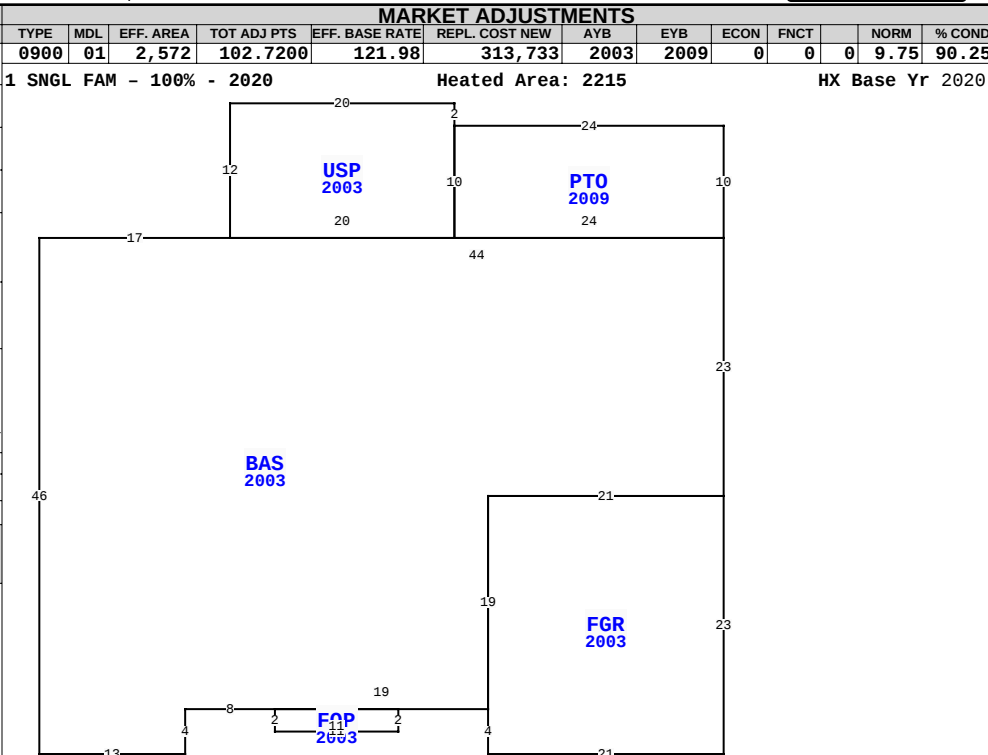
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,215	100	2,215	243,843
FGR	483	55	266	29,283
FOP	22	30	7	771
PTO	240	5	12	1,321
USP	240	30	72	7,927

TOTALS	3,200		2,572	283,144
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,796.00	SF	4.00	4.00



44737 GREEN MEADOWS LN, CALLAHAN

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2003	2003	3	84	6,035	

LAND DESCRIPTION										TOTAL OB/XF					6,035		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA
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	
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NASSAU COUNTY PROPERTY										PAGE 1 of 2										6
VALUATION SUMMARY																				
VALUATION BY										STANDARD										
Tax Group: 6										Tax Dist:										
BUILDING MARKET VALUE										296,134										
TOTAL MARKET OB/XF VALUE										6,035										
TOTAL LAND VALUE - MARKET										60,000										
TOTAL MARKET VALUE										362,169										
SOH/AGL Deduction										187,659										
ASSESSED VALUE										174,510										
TOTAL EXEMPTION VALUE										50,000										
BASE TAXABLE VALUE										124,510										
TOTAL JUST VALUE										362,169										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										292,895										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002046	GARAGE	35,085	05/28/2019
P6534	NEW CONSTR	0	03/01/2003
B10762	NEW CONSTR	159,478	02/01/2003
E10826	NEW CONSTR	2,816	02/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q	U	V	RSN CD	SALE PRICE
2251/0389	1/16/2019	WD	Q	I		01	270,000
GRANTOR: MITCHELL MARY P							
GRANTEE: ENGELKING CHRISTOPH							
2219/0134	8/20/2018	QC	U	I		11	100
GRANTOR: MITCHELL ROBERT R & M							
GRANTEE: MITCHELL MARY P							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2009] N10 W24 USP=[YR=2003] N2 W20 S12 BAS=[YR=2003] W17 S46 E13 N4 E8 FOP=[YR=2003] S2 E11 N2 W11\$ E19 FGR=[YR=2003] S4 E21 N23 W21 S19\$ N19 E21 N23 W44\$ E20 N10\$ S10 E24\$.									

ENGELKING CHRISTOPHER & LINDSAY
44737 GREEN MEADOWS LN
CALLAHAN, FL 32011

2023

09-1N-25-0672-0035-0000

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