

KELLY VICKI M & JOSEPH T JR
44709 GREEN MEADOWS LN
CALLAHAN, FL 32011

09-1N-25-0672-0036-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

20

FACE BRICK 90

Exterior Wall

05

AVERAGE 10

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 Stories

02

WOOD FRAME 100

Units

1.

1. 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

2,209

100

2,209

231,756

FGR

441

55

243

25,495

FOP

240

30

72

7,554

FSP

314

40

126

13,220

TOTALS

3,204

2,650

278,023

EXTRA FEATURES

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

2003

2003

3

88

3,080

2

0812

CONCRETE C

0 100

0

0

1,926.00

SF

4.00

4.00

100

2003

2003

3

84

6,471

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

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

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYEBCONFNCTNORM% CONDV

0900

01

2,650

102.4320

121.64

322,346

2003

2003

0

0

13.75

86.25

1 SNGL FAM - 100% - 2015

Heated Area: 2209

HX Base Yr 2015

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

44709 GREEN MEADOWS LN, CALLAHAN

43

16

30

6

2

5

2

11

22

21

21

21

30

8

30

8

17

8

12

18

3

2

10

FSP

2003

BAS

2003

FGR

2003

FOP

2003

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUENCON VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

278,0239,55160,000347,574157,264190,31050,000140,310347,5740276,779

PERMIT NUMDESCRIPTIONAMTISSUED

B15559SHED4,28507/01/2005

P6352NEW CONSTR003/01/2003

B10760NEW CONSTR157,56702/01/2003

E10829NEW CONSTR1,00002/01/2003

R4790REPAIR/RRF2,10002/01/2003

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / I / RSN CD SALE PRICE

1186/180711/06/2003WD Q I185,100

GRANTOR: GREENE KENNETH L & DA

GRANTEE: KELLY VICKI & JOSEP

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W11 N2 W5 S2 W6 FSP=[YR=2003] W30 S12 E18 N3 E2 N1 E10 N8\$ S8 W10 S1 W2 S3 W18 N12 W16 S43 E17 S1 FOP=[YR=2003] S8 E30 N8 W30\$ E30 N1 FGR=[YR=2003] E21 N21 W21 S21\$ N21 E21 N22\$.