LOT 37
GREEN MEADOWS PHASE 3 PB 6/334

GREEN KENNETH & JOY P
44677 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2023

09-1N-25-0672-0037-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

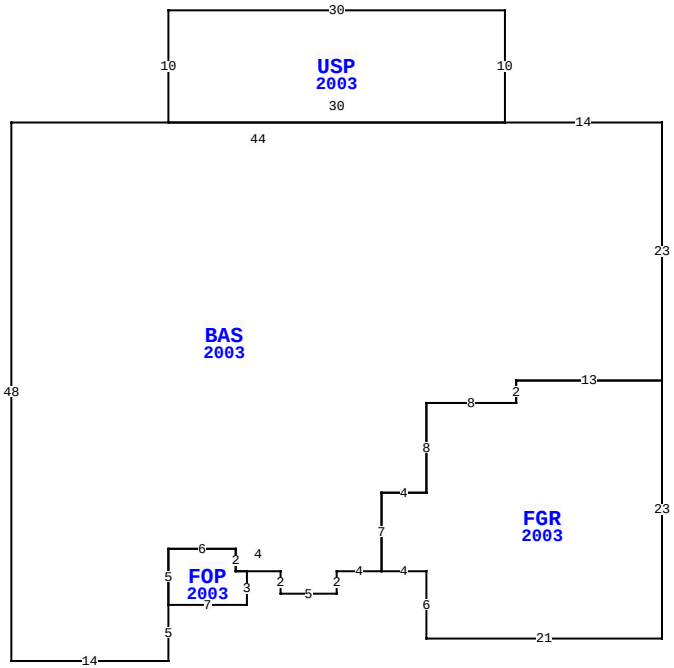
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,061	100	2,061	240,059
FGR	495	55	272	31,681
FOP	33	30	10	1,165
USP	300	30	90	10,483
TOTALS	2,889		2,433	283,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,433	108.6820	129.06	314,003	2003	2009	0	0	0	9.75	90.25

1 SNGL FAM – 100% - 2023 Heated Area: 2061 HX Base Yr 2023



44677 GREEN MEADOWS LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		331,370
TOTAL MARKET OB/XF VALUE		84,224
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		475,594
SOH/AGL Deduction		27,833
ASSESSED VALUE		447,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		397,761
TOTAL JUST VALUE		475,594
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005956	GARAGE	50,000	07/09/2020
19003646	REPAIR/RRF	13,251	05/01/2019
P6536	NEW CONSTR	0	03/01/2003
B10759	NEW CONSTR	151,668	02/01/2003
E10827	NEW CONSTR	1,000	02/01/2003
R4788	REPAIR/RRF	2,000	02/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2577/1114	7/11/2022	WD	Q	I	01	650,000
GRANTOR: MILLER JOSHUA ALLEN						
GRANTEE: GREEN KENNETH & JOY						
2209/0314	6/29/2018	WD	Q	I	01	292,000
GRANTOR: WILLS CORY D & TRACEY						
GRANTEE: MILLER JOSHUA ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W14 USP=[YR=2003] N10 W30 S10 E30$ W44 S48 E14 N5 FOP=[YR=2003] E7 N3 W1 N2 W6 S5$ N5 E6 S2 E4 S2 E5 N2 E4 FGR=[YR=2003] E4 S6 E21 N23 W13 S2 W8 S8 W4 S7$ N7 E4 N8 E8 N2 E13 N23$.

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	2,062.00	SF	4.00	4.00	100	2003	2003	3	84	6,928	
2	0855	CONC PAVER	0	100	14	10	140.00	SF	10.00	10.00	100	2004	2004	3	86	1,204	
3	0861	POOL GUNIT	0	100	0	0	607.00	SF	85.00	85.00	100	2020	2020	3	95	49,015	
4	0855	CONC PAVER	0	100	0	0	2,084.00	SF	10.00	10.00	100	2020	2020	3	99	20,632	
5	0811	CONCRETE B	0	100	0	0	1,252.00	SF	5.20	5.20	100	2020	2020	3	99	6,445	

LAND DESCRIPTION

TOTAL OB/XF 84,224

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 01/27/2022 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/02/2023 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 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

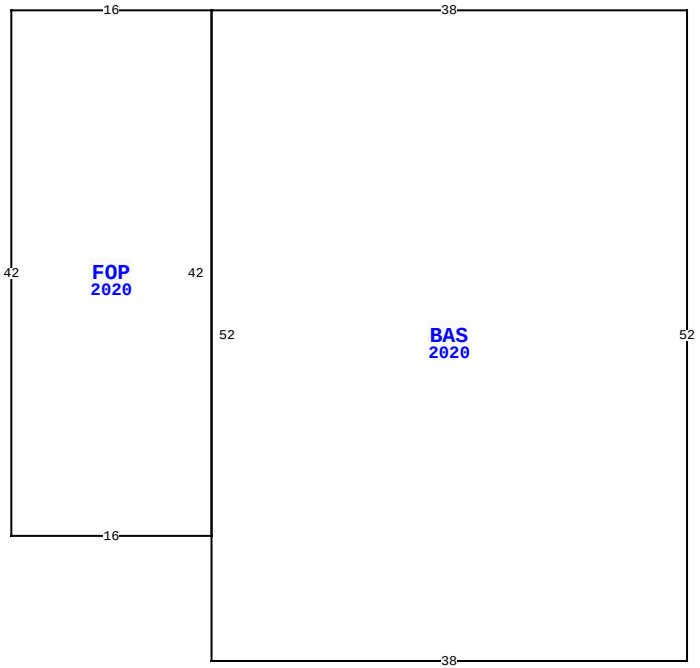
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100	1,976	43,532
FOP	672	30	202	4,450
TOTALS	2,648		2,178	47,982

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,178	64.2390	22.48	48,961	2020	2020	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2023 Heated Area: 1976 HX Base Yr 2023



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GRANTOR: WILLS CORY D & TRACEY						
GRANTEE: MILLER JOSHUA ALLEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W38 FOP=[YR=2020] W16 S42 E16 N42$ S52 E38 N52$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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