

LOT 2
IN OR 1210/605
GREEN MEADOWS #2 PB 6/343

HAMLIN MICHAEL & TONIA
44297 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0671-0002-0000



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	11	CLAY TILE 50		
Interior Floor	14	CARPET 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	1,769	100	1,769	214,629
FGR	441	55	243	29,483
FOP	52	30	16	1,941
FOP	188	30	56	6,794
TOTALS	2,450		2,084	252,847

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,084	113.1900	141.49	294,865	2004	2004	0	0	0	14.25	85.75
1 SNGL FAM - 100% - 2005 Heated Area: 1769 HX Base Yr 2005												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		252,847	
TOTAL MARKET OB/XF VALUE		8,402	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		321,249	
SOH/AGL Deduction		156,698	
ASSESSED VALUE		164,551	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		114,551	
TOTAL JUST VALUE		321,249	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		310,859	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12450	NEW CONSTR	128,174	03/01/2004
R5925	REPAIR/RRF	1,900	03/01/2004
W245	XF0B	0	02/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1210/0605	2/25/2004	WD	Q	I		173,100
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: HAMLIN MICHAEL & TO						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2004] W13 FOP=[YR=2004] W29 S4 E10 S2 E2 S2 E17 N\$8 S8 W17 N2 W2 N2 W10 N7 W20 S23 FGR=[YR=2004] S21 E21 N21 W21\$ E21 S16 E9 FOP=[YR=2004] S4 E10 N4 W3 N3 W4 S3 W3\$ E3 N3 E4 S3 E12 S1 E13 N37 \$.									

EXTRA FEATURES							44297 GREEN MEADOWS LN, CALLAHAN				INC DATE				AG DATE			
L N	OB/IF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/IF MKT VALUE	NOTES	
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	88	3,080		
2	0812	CONCRETE C	0	100	0	0	1,584.00	SF	4.00	4.00	100	2004	2004	3	84	5,322		