LOT 3
IN OR 2144/1849
GREEN MEADOWS #2 PB 6/343

WYMAN TERRY F JR & KRISTEN
44267 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0671-0003-0000

BUILDING CHARACTERISTICS

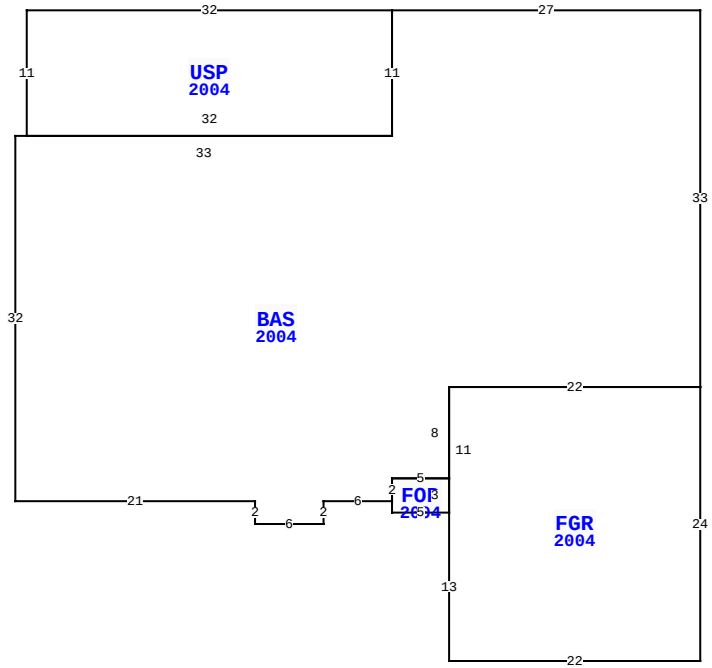
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,999	100	1,999	233,089
FGR	528	55	290	33,815
FOP	15	30	4	466
USP	352	30	106	12,360
TOTALS	2,894		2,399	279,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,399	108.7800	135.98	326,216	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2018 Heated Area: 1999 HX Base Yr 2018



44267 GREEN MEADOWS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		301,662
TOTAL MARKET OB/XF VALUE		9,625
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		371,287
SOH/AGL Deduction		108,293
ASSESSED VALUE		262,994
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		207,994
TOTAL JUST VALUE		371,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,040

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20006400	GARAGE	50,232	07/22/2020
B12172	NEW CONSTR	146,670	01/01/2004
R5750	REPAIR/RRF	1,850	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2144/1849	8/28/2017	WD	Q	I	01	277,000
GRANTOR: MARKLINE REBECCA A						
GRANTEE: WYMAN TERRY F JR &						
1785/1352	3/28/2012	WD	Q	I	02	200,000
GRANTOR: TODD JAMES B & FRANCE						
GRANTEE: MARKLINE LEWIS A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W27 USP=[YR=2004] W32 S11 E32 N11$ S11 W33 S32 E21 S2 E6 N2 E6 FOP=[YR=2004] S1 E5 FGR=[YR=2004] S13 E22 N24 W22 S11$ N3 W5 S2$ N2 E5 N8 E22 N33$.

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	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	1,948.00	SF	4.00	4.00	100	2004	2004	3	84	6,545	

LAND DESCRIPTION

TOTAL OB/XF 9,625

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 10/19/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 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

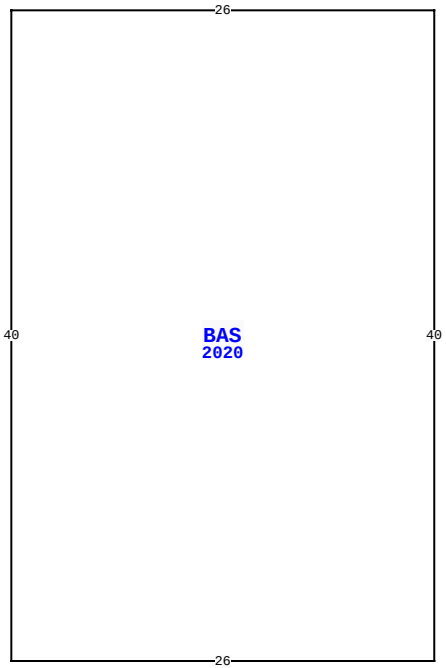
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	21,932
TOTALS	1,040		1,040	21,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	62.1000	21.74	22,610	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2018 Heated Area: 1040 HX Base Yr 2018



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1785/1352	3/28/2012	WD	Q	I	02	200,000
GRANTOR: TODD JAMES B & FRANCE						
GRANTEE: MARKLINE LEWIS A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W26 S40 E26 N40$.

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

REVIEW DATE 10/19/2020 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS