

LOT 6
IN OR 1152/1540
GREEN MEADOWS #2 PB 6/343

RODRIGUEZ OSVALDO
44143 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0671-0006-0000



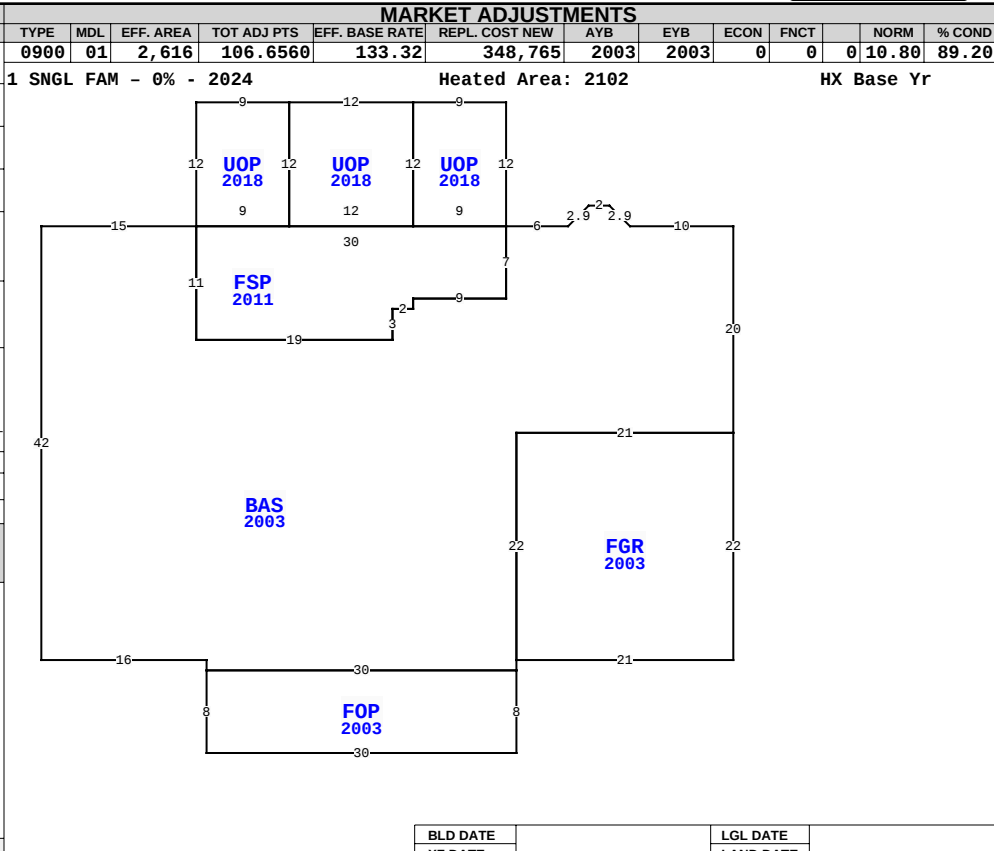
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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	2,102	100	2,102	249,973
FGR	462	55	254	30,206
FOP	240	30	72	8,562
FSP	288	40	115	13,676
UOP	108	20	22	2,616
UOP	108	20	22	2,616
UOP	144	20	29	3,448
TOTALS	3,452		2,616	311,098

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	0	0	0	1,912.00	SF	4.00	4.00	
3	0811	CONCRETE B	0	0	0	0	712.00	SF	5.20	5.20	
5	0811	CONCRETE B	0	0	0	0	1,752.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		PUD	0.00	0.00	1.00	LT	



44143 GREEN MEADOWS LN, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY			
PAGE 1 of 3			6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		406,499	
TOTAL MARKET OB/XF VALUE		20,996	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		487,495	
SOH/AGL Deduction		0	
ASSESSED VALUE		487,495	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		487,495	
TOTAL JUST VALUE		487,495	
NCON VALUE		15,697	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,470	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009185	REPAIR/RRF	18,451	11/01/2018
B25016	ADDITION	7,500	08/01/2011
B24376	REMODEL	19,142	02/01/2011
M15959	H/AC	0	02/01/2011
B24206	ADDITION	33,402	12/01/2010
B0617161	GARAGE	24,000	03/01/2006

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2620/1439	2/15/2023	WD	Q	I	01
					535,000
GRANTOR: TAGGART JOHN W & URSU					
GRANTEE: RODRIGUEZ OSVALDO					
2561/1589	5/09/2022	QC	U	I	11
					100
GRANTOR: TAGGART JOHN W & URSU					
GRANTEE: TAGGART DONLAD & DA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W10 U2 L2 W2 D2 L2 W6 UOP=[YR=2018] N12 W9											
UOP=[YR=2018] W12 UOP=[YR=2018] W9 S12 FSP=[YR=2011] S11 E19											
N3 E2 N1 E9 N7 W30\$ E9 N12\$ S12 E12 N12\$ S12 E9\$ S7 W9 S1 W2											
S3 W19 N11 W15 S42 E16 S1 FOP=[YR=2003] S8 E30 N8 W30\$ E30 N1											
FGR=[YR=2003] E21 N22 W21 S22\$ N22 E21 N20\$.											

