LOT 7
GREEN MEADOWS #2 PB 6/343

HOWARD ERIC L II/WHITLEY-BISCHOF LEANNA
44095 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0671-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

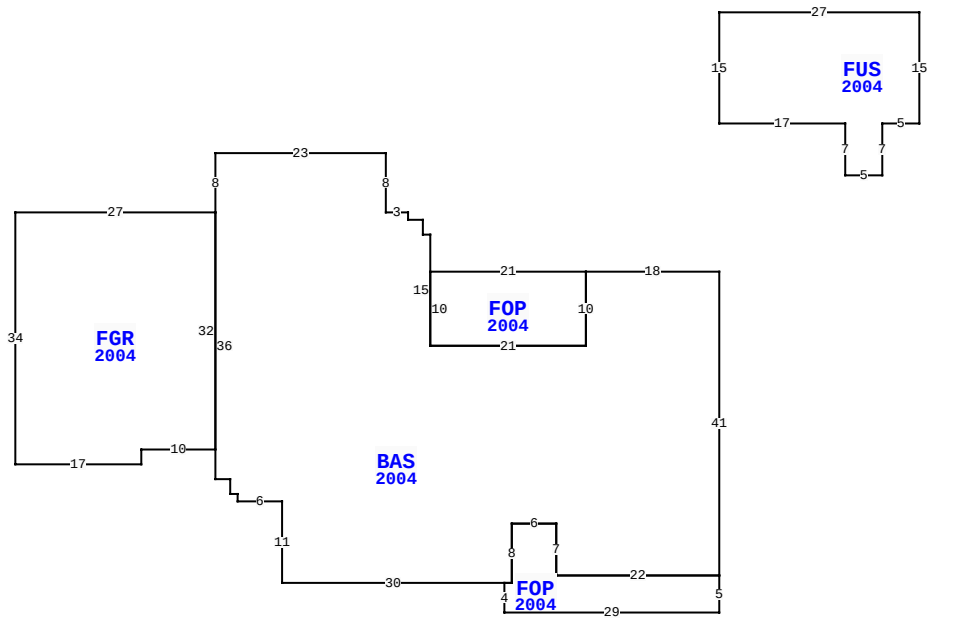
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,881	100	2,881	306,287
FGR	898	55	494	52,518
FOP	186	30	56	5,954
FOP	210	30	63	6,698
FUS	440	100	440	46,777
TOTALS	4,615		3,934	418,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,934	99.1800	123.98	487,737	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2005 Heated Area: 3321 HX Base Yr 2005



44095 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		418,234
TOTAL MARKET OB/XF VALUE		45,107
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		523,341
SOH/AGL Deduction		245,657
ASSESSED VALUE		277,684
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		227,684
TOTAL JUST VALUE		523,341
NCON VALUE		8,856
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,168

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R2307464	ROOF	38,973	06/12/2023
B1529859	ADDITION	33,462	01/01/2015
B12022	NEW CONSTR	243,896	12/05/2003
R5653	NEW CONSTR	0	12/05/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2685/1869	12/13/2023	WD	U	I	11	100
GRANTOR: HOWARD ERIC L II						
GRANTEE: HOWARD ERIC L II						
1226/0499	4/28/2004	WD	Q	I		348,200
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: HOWARD ERIC L II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W18 FOP=[YR=2004] W21 S10 E21 N10$ S10 W21 N15 W1 N2 W2 N1 W3 N8 W23 S8 FGR=[YR=2004] W27 S34 E17 N2 E10 N32$ S36 E2 S2 E1 S1 E6 S11 E30 FOP=[YR=2004] S4 E29 N5 W22 N7 W6 S8 W1$ E1 N8 E6 S7 E22 N41$ PTR=N20 FUS=[YR=2004] N15 E27 S15 W5 S7 W5 N7 W17$ S20$.

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	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	3,204.00	SF	4.00	4.00	100	2004	2004	3	84	10,765	
3	0510	GARAGE WD-	0	100	26	30	780.00	SF	35.00	35.00	100	2015	2015	3	78	21,294	
4	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50	6.50	100	2015	2015	3	95	1,112	
5	0940	SHEDS/PORT	0	100	30	12	360.00	SF	30.00	30.00	100	2024	2018		82	8,856	

LAND DESCRIPTION

TOTAL OB/XF 45,107

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 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS