

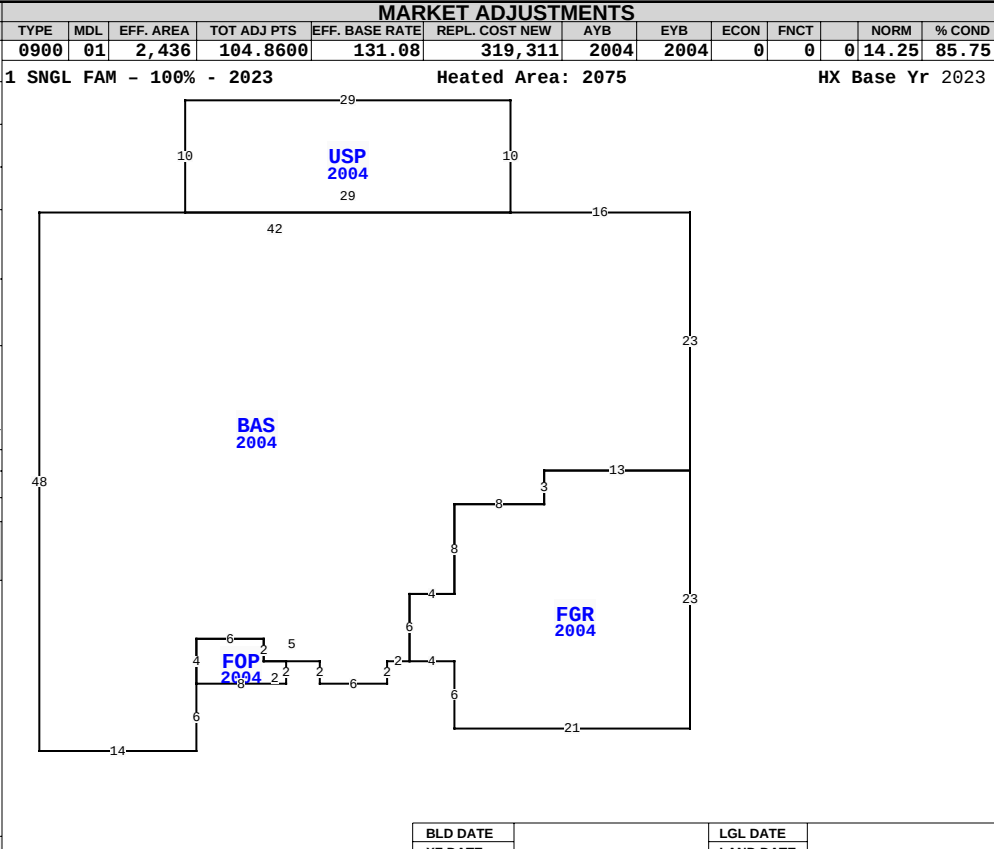


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,075	100	2,075	233,232
FGR	483	55	266	29,898
FOP	28	30	8	900
USP	290	30	87	9,779
TOTALS	2,876		2,436	273,809

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
1	0812	CONCRETE C	0 100	0	0	1,718.00	SF	4.00	4.00	100	2004	2004	3	84



44048 GREEN MEADOWS LN, CALLAHAN														
TOTAL OB/XF 5,772														

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	SFR	100		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY														
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VALUATION SUMMARY														
VALUATION BY STANDARD														
Tax Group: 6 Tax Dist:														
BUILDING MARKET VALUE 273,809														
TOTAL MARKET OB/XF VALUE 5,772														
TOTAL LAND VALUE - MARKET 60,000														
TOTAL MARKET VALUE 339,581														
SOH/AGL Deduction 1,441														
ASSESSED VALUE 338,140														
TOTAL EXEMPTION VALUE HX HB 50,000														
BASE TAXABLE VALUE 288,140														
TOTAL JUST VALUE 339,581														
NCON VALUE 0														
INCOME VALUE														
PREVIOUS YEAR MKT VALUE 328,291														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12911	NEW CONSTR	156,222	05/01/2004
R6230	REPAIR/RRF	2,200	05/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2589/0351	8/19/2022	WD	Q	I	01	418,000	
GRANTOR: OPENDOOR PROPERTY TRU							
GRANTEE: WHITAKER SKYLER & L							
2560/0576	4/28/2022	WD	U	I	37	392,900	
GRANTOR: POLING JEFFREY & RUTH							
GRANTEE: OPENDOOR PROPERTY T							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2004] W16 USP=[YR=2004] N10 W29 S10 E29\$ W42 S48 E14 N6 FOP=[YR=2004] E8 N2 W2 N2 W6 S4\$ N4 E6 S2 E5 S2 E6 N2 E2 FGR=[YR=2004] E4 S6 E21 N23 W13 S3 W8 S8 W4 S6\$ N6 E4 N8 E8 N3 E13 N23\$.														