LOT 12
IN OR 1231/1597
GREEN MEADOWS #2 PB 6/343

WILLIAMS SANDRA
44084 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0671-0012-0000

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 70
Interior Floo	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

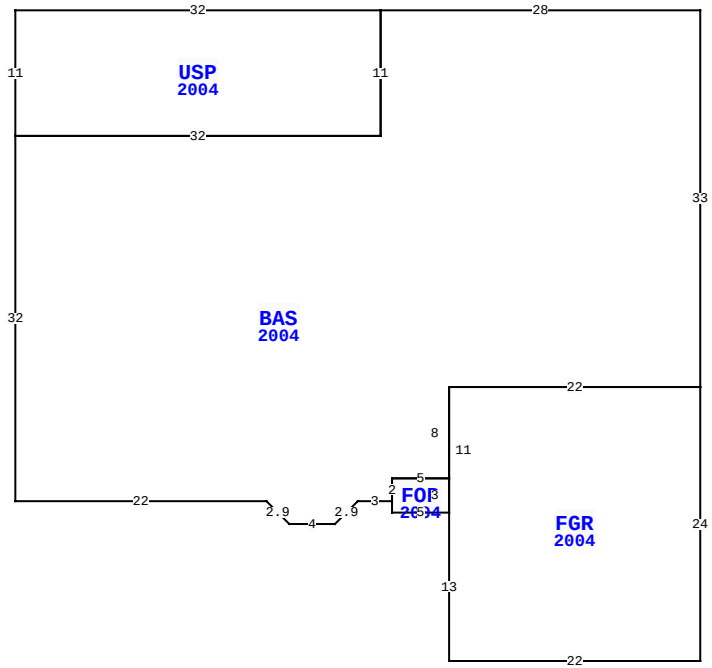
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,010	100	2,010	225,926
FGR	528	55	290	32,596
FOP	15	30	4	449
USP	352	30	106	11,914
TOTALS	2,905		2,410	270,887

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,410	104.8600	131.08	315,903	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 0% - 0 Heated Area: 2010 HX Base Yr



44084 GREEN MEADOWS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	270,887
TOTAL MARKET OB/XF VALUE	6,498
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	337,385
SOH/AGL Deduction	41,021
ASSESSED VALUE	296,364
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,364
TOTAL JUST VALUE	337,385
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	326,233

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003389	CARPORT	3,306	04/20/2020
B12135	NEW CONSTR	146,670	01/01/2004
R5722	REPAIR/RRF	1,850	01/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1231/1597	5/19/2004	WD	Q	I		174,200

GRANTOR: GREENE KENNETH L & DA

GRANTEE: WILLIAMS CHRISTOPHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W28 USP=[YR=2004] W32 S11 E32 N11$ S11 W32 S32 E22 D2 R2 E4 R2 U2 E3 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	0812	CONCRETE C	0	0	0	0	1,934.00	SF	4.00	4.00	100	2004	2004	3	84	6,498	

LAND DESCRIPTION

TOTAL OB/XF 6,498

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	0		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