

LOT 13
IN OR 1227/580
GREEN MEADOWS #2 PB 6/343

PHOMMASENG KHENE & BOUNPHAMA
44120 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0671-0013-0000



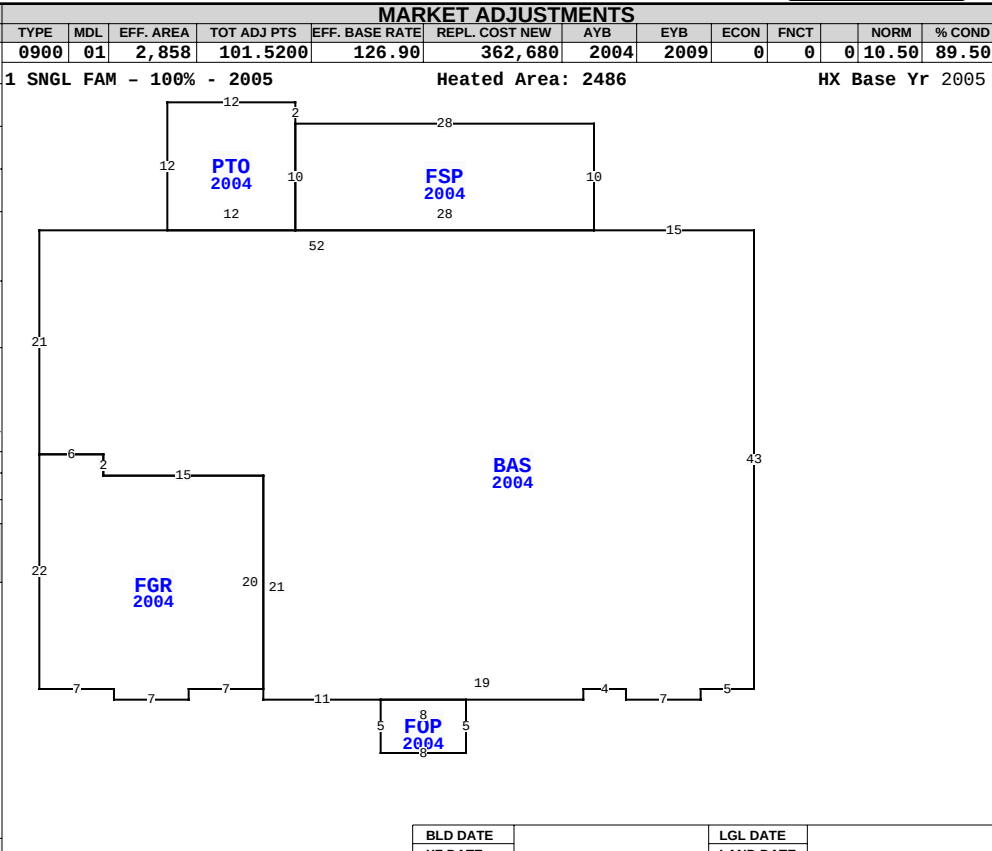
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
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	2,486	100	2,486	282,348
FGR	439	55	241	27,372
FOP	40	30	12	1,363
FSP	280	40	112	12,721
PTO	144	5	7	795
TOTALS	3,389		2,858	324,599

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	3,167.00	SF	4.00	4.00	
2	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	
3	0940	SHEDS/PORT	0	100	10	14	140.00	SF	30.00	30.00	

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	100		PUD	0.00	0.00	1.00	LT	



44120 GREEN MEADOWS LN, CALLAHAN											
BLD DATE			LGL DATE								
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										324,599	
TOTAL MARKET OB/XF VALUE										13,359	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										397,958	
SOH/AGL Deduction										210,012	
ASSESSED VALUE										187,946	
TOTAL EXEMPTION VALUE										HX HB 50,000	
BASE TAXABLE VALUE										137,946	
TOTAL JUST VALUE										397,958	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										384,889	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009835	REPAIR/RRF	0	12/01/2018
B12806	NEW CONSTR	176,999	05/01/2004
R6160	REPAIR/RRF	2,200	05/01/2004
W263	XFOB	0	04/01/2004

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
1227/0580	5/03/2004	WD	U		V	19	40,000
GRANTOR: GREENE KENNETH L & DA							
GRANTEE: PHOMMASENG KHENE &							

BUILDING NOTES									
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BUILDING DIMENSIONS

BAS=[YR=2004] W15 FSP=[YR=2004] N10 W28 PTO=[YR=2004] N2 W12 S12 E12 N10\$ S10 E28\$ W52 S21 FGR=[YR=2004] S22 E7 S1 E7 N1 E7 N20 W15 N2 W6\$ E6 S2 E15 S21 E11 FOP=[YR=2004] S5 E8 N5 W8\$ E19 N1 E4 S1 E7 N1 E5 N43\$.