

LOT 15
IN OR 1747/1451
GREEN MEADOWS #2 PB 6/343

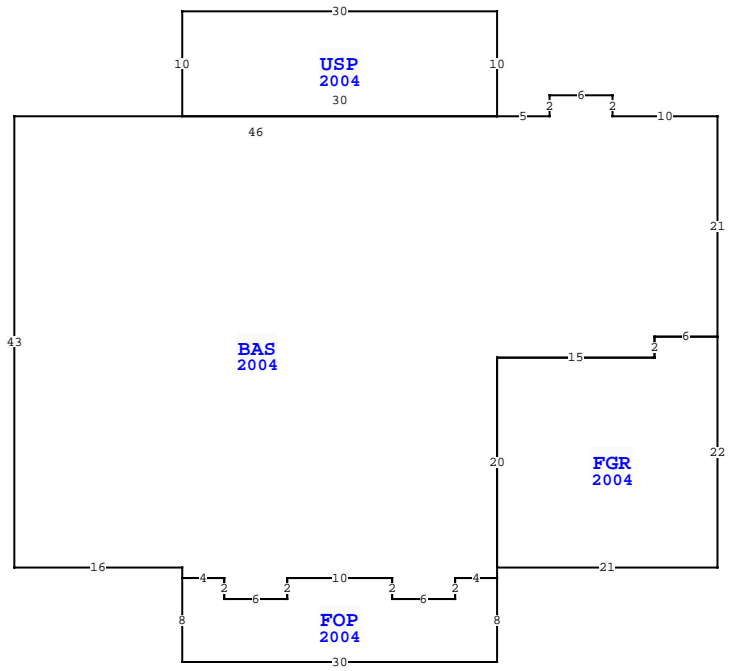
TUCKER STEPHEN M & KAREN A
44162 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0671-0015-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	2,515	100	2,515
FGR	432	55	238
FOP	216	30	65
USP	300	30	90
TOTALS	3,463		2,908
			310,579

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,908	99.6400	124.55	362,191	2004	2004	0	0	14.25	85.75	
1 SNGL FAM - 100% - 2012 Heated Area: 2515 HX Base Yr 2012												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			332,080
TOTAL MARKET OB/XF VALUE			51,561
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			443,641
SOH/AGL Deduction			206,126
ASSESSED VALUE			237,515
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			187,515
TOTAL JUST VALUE			443,641
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			432,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006892	GARAGE	84,071	05/03/2022
B1530605	SWIM POOL	29,000	06/01/2015
B13025	NEW CONSTR	180,163	06/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1747/1451	7/08/2011	WD Q	Q	I	01	205,000
GRANTOR: CRIBB PAULA A						
GRANTEE: TUCKER STEPHEN M &						
1672/1591	4/16/2010	WD U	U	I	12	193,000
GRANTOR: DEUTSCHE BANK NATIONA						
GRANTEE: CRIBB PAULA A						

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	0812	CONCRETE C	0	100	0	1,965.00	SF	4.00	4.00	100	2004	2004	3	84	6,602	
2	0861	POOL GUNIT	0	100	0	544.00	SF	85.00	85.00	100	2015	2015	3	78	36,067	
3	0855	CONC PAVER	0	100	0	936.00	SF	10.00	10.00	100	2015	2015	3	95	8,892	

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

BUILDING NOTES	
44162 GREEN MEADOWS LN, CALLAHAN	

BUILDING DIMENSIONS	
BAS=[YR=2004] W10 N2 W6 S2 W5 USP=[YR=2004] N10 W30 S10 E30\$ W46 S43 E16 S1 FOP=[YR=2004] S8 E30 N8 W4 S2 W6 N2 W10 S2 W6 N2 W4\$ E4 S2 E6 N2 E10 S2 E6 N2 E4 N1 FGR=[YR=2004] E21 N22 W6 S2 W15 S20\$ N20 E15 N2 E6 N21\$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	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								

