LOT 16
IN OR 1893/677
GREEN MEADOWS #2 PB 6/343

JOHNS CHRISTOPHER L
44186 GREEN MEADOWS LN
CALLAHAN, FL 32011

2024

09-1N-25-0671-0016-0000

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 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

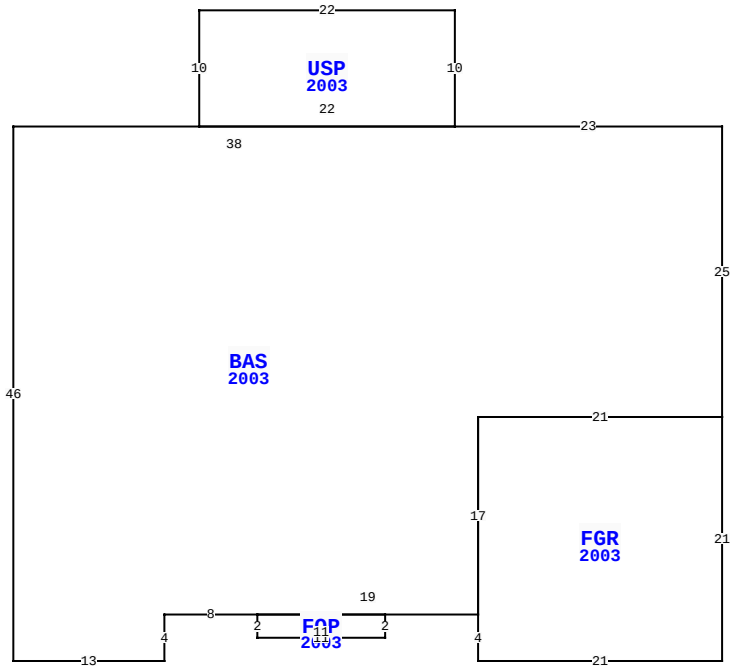
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,257	100	2,257	257,197
FGR	441	55	243	27,691
FOP	22	30	7	798
USP	220	30	66	7,521
TOTALS	2,940		2,573	293,206

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,573	102.7200	128.40	330,373	2003	2008	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2014 Heated Area: 2257 HX Base Yr 2014



44186 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		310,130
TOTAL MARKET OB/XF VALUE		5,837
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		375,967
SOH/AGL Deduction		181,976
ASSESSED VALUE		193,991
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		143,991
TOTAL JUST VALUE		375,967
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		363,903

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21004462	GARAGE	51,424	04/12/2021
19000513	REPAIR/RRF	15,000	01/01/2019
B10764	NEW CONSTR	159,478	11/01/2003
R4793	REPAIR/RRF	1,900	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1893/0677	11/04/2013	SW	U	I	12	130,300
GRANTOR: WELLS FARGO BANK NA T						
GRANTEE: JOHNS CHRISTOPHER L						
1845/1496	3/18/2013	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 USP=[YR=2003] N10 W22 S10 E22$ W38 S46 E13 N4 E8 FOP=[YR=2003] S2 E11 N2 W11$ E19 FGR=[YR=2003] S4 E21 N21 W21 S17$ N17 E21 N25$.

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	100	0	0	1,758.00	SF	4.00	4.00	100	2003	2003	3	83	5,837	

LAND DESCRIPTION

TOTAL OB/XF 5,837

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	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 04/13/2022 BY HS Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

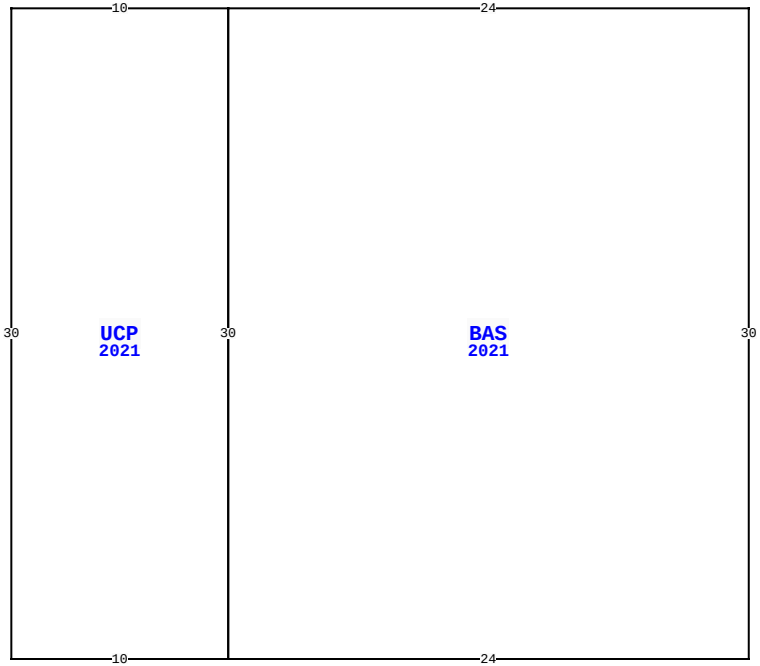
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	720	15,622
UCP	300	20	60	1,301
TOTALS	1,020		780	16,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	63.2500	22.14	17,269	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2014 Heated Area: 720 HX Base Yr 2014



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NASSAU COUNTY PROPERTY

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GRANTEE: WELLS FARGO BANK NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W24 UCP=[YR=2021] W10 S30 E10 N30$ S30 E24 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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