

LOT 21
IN OR 1645/489
GREEN MEADOWS #2 PB 6/343

BURNSSED KIMBERLY G
44330 GREEN MEADOWS LN
CALLAHAN, FL 32011

2024

09-1N-25-0671-0021-0000



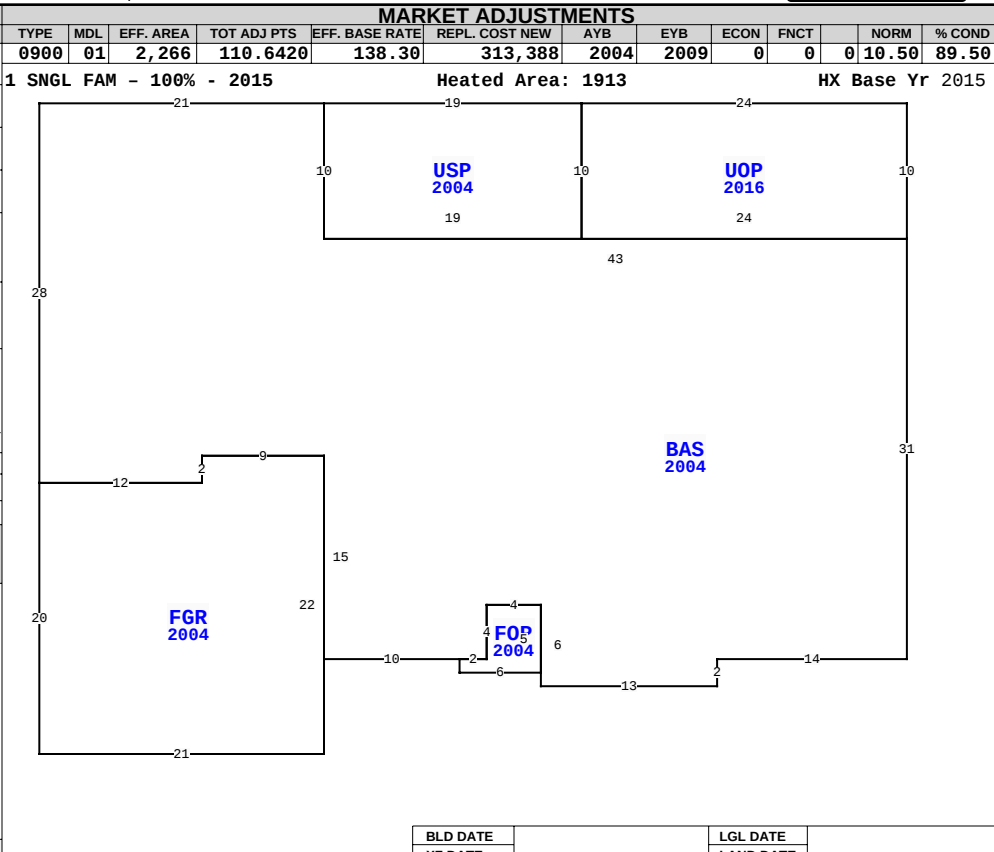
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,913	100	1,913	236,788
FGR	438	55	241	29,830
FOP	22	30	7	866
UOP	240	20	48	5,941
USP	190	30	57	7,055
TOTALS	2,803		2,266	280,482

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	2,183.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50	6.50	

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	0006	PUD	0.00	0.00	1.00	LT	



44330 GREEN MEADOWS LN, CALLAHAN				BLD DATE		LGL DATE	
				XF DATE		LAND DATE	
				INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		297,060	
TOTAL MARKET OB/XF VALUE		7,947	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		365,007	
SOH/AGL Deduction		170,364	
ASSESSED VALUE		194,643	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		144,643	
TOTAL JUST VALUE		365,007	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,292	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009759	REPAIR/RRF	12,920	12/01/2018
B11828	NEW CONSTR	136,772	10/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1645/0489	10/22/2009	QC	U	I	11	100	
GRANTOR: BURNSSED LESLIE SHANE							
GRANTEE: BURNSSED KIMBERLY G							
1207/1107	2/11/2004	WD	Q	I		168,000	
GRANTOR: GREENE KENNETH L & DA							
GRANTEE: BURNSSED LESLIE S &							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2016] W24 USP=[YR=2004] W19 BAS=[YR=2004] W21 S28 FGR=[YR=2004] S20 E21 N22 W9 S2 W12\$E12 N2 E9 S15 E10 FOP=[YR=2004] S1 E6 N5 W4 S4 W2\$ E2 N4 E4 S6 E13 N2 E14 N31 W43 N10\$ S10 E19 N10\$ S10 E24 N10\$.											

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