

LOT 9
IN OR 2121/1667
GREEN MEADOWS PHASE 3 PB 6/334

WALTMAN TIMOTHY J & CHRISTINE A
44742 GREEN MEADOWS LN
CALLAHAN, FL 32011

2024

09-1N-25-0672-0009-0000



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 80
Interior Floo	08	SHT VINYL 20
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	2,145	100	2,145	248,565
FGR	484	55	266	30,824
FOP	51	30	15	1,738
USP	256	30	77	8,923

TOTALS	2,936		2,503	290,050
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,275.00	SF	4.00
3	1242	WD DECK A	0	100	0	0	700.00	SF	10.00
4	0812	CONCRETE C	0	100	0	0	1,235.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		PUD	0.00	0.00	1.00

REVIEW DATE	12/21/2023	BY	KW
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,503	102.7200	128.40	321,385	2005	2010	0	0	0	9.75	90.25
1 SNGL FAM - 100% - 2019 Heated Area: 2145 HX Base Yr												

TOTAL OB/XF 19,441												
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ
LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000					

Total Acres: 0.00	Total Land Value: 60,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		305,832	
TOTAL MARKET OB/XF VALUE		19,441	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		385,273	
SOH/AGL Deduction		0	
ASSESSED VALUE		385,273	
TOTAL EXEMPTION VALUE		13	385,273
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		385,273	
NCON VALUE		27,722	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		348,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2309036	GARAGE_ 24X31	49,461	07/14/2023
19003647	REPAIR/RRF	17,312	05/01/2019
B13456	NEW CONSTR	153,652	08/01/2004
R6547	REPAIR/RRF	2,200	08/01/2004
W272	XF0B	0	04/01/2004

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/1667	5/19/2017	WD	Q	I	02	259,900
GRANTOR: KNIGHT MICHAEL & JANA						
GRANTEE: WALTMAN TIMOTHY J &						
1289/0941	1/20/2005	WD	Q	I		214,700
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: CREWS JANA L						

BUILDING NOTES												

BUILDING DIMENSIONS												
USP=[YR=2005] W32 BAS=[YR=2005] W1 U2 L2 W4 D2 L2 W19 S43 FGR=[YR=2005] S22 E22 N22W22\$ E22 N5 E5 FOP=[YR=2005] S4 E9 N4 W2 N3 W5 S3 W2\$ E2 N3 E5 S3E12 S1 E14 N31 W32 N8\$ S8 E32 N8\$.												

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