

LOT 10
IN OR 2247/953
GREEN MEADOWS PHASE 3 PB 6/334

MILLER BRIAN EVERETTE/SELLERS MELISSA CAYANNA
44780 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0672-0010-0000



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	13	LVT/LAMMT 60		
Interior Floo	14	CARPET 40		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		3 100		
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	2,138	100	2,138	255,742
FGR	420	55	231	27,632
FOP	18	30	5	598
USP	240	30	72	8,613
TOTALS	2,816		2,446	292,584

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,446	106.0360	132.54	324,193	2003	2010	0	0	0	9.75	90.25
1 SNGL FAM - 100% - 2019 Heated Area: 2138 HX Base Yr 2019												
44780 GREEN MEADOWS LN, CALLAHAN												
				BLD DATE					LGL DATE			
				XF DATE					LAND DATE			
				INC DATE					AG DATE			

NASSAU COUNTY PROPERTY					PAGE 1 of 1		9
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6			Tax Dist:				
BUILDING MARKET VALUE			292,584				
TOTAL MARKET OB/XF VALUE			12,767				
TOTAL LAND VALUE - MARKET			60,000				
TOTAL MARKET VALUE			365,351				
SOH/AGL Deduction			117,852				
ASSESSED VALUE			247,499				
TOTAL EXEMPTION VALUE			HX HB		50,000		
BASE TAXABLE VALUE			197,499				
TOTAL JUST VALUE			365,351				
NCON VALUE			3,822				
INCOME VALUE							
PREVIOUS YEAR MKT VALUE			349,331				

EXTRA FEATURES							44780 GREEN MEADOWS LN, CALLAHAN				INC DATE				AG DATE			
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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	87	3,045		
2	0812	CONCRETE C	0	100	0	0	1,777.00	SF	4.00	4.00	100	2003	2003	3	83	5,900		
3	0810	CONCRETE A	0	100	0	0	588.00	SF	6.50	6.50	100	2024	2022		100	3,822		