



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	11	CLAY TILE 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	2,249	100	2,249	264,197
FGR	441	55	243	28,546
FOP	72	30	22	2,584
FSP	294	40	118	13,862
TOTALS	3,056		2,632	309,190

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0 100	0	0	2,208.00	SF	4.00	4.00	100	2006
2	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2006
3	0510	GARAGE WD-	0 100	0	0	480.00	SF	35.00	35.00	100	2016
4	0810	CONCRETE A	0 100	0	0	350.00	SF	6.50	6.50	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,632	107.7120	134.64	354,372	2006	2006	0	0	12.75	87.25
1 SNGL FAM - 100% - 2023 Heated Area: 2249 HX Base Yr											

44808 GREEN MEADOWS LN, CALLAHAN											
BLD DATE			04/04/2006			DJ			LGL DATE		
XF DATE									LAND DATE		
INC DATE									AG DATE		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		309,190	
TOTAL MARKET OB/XF VALUE		25,322	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		394,512	
SOH/AGL Deduction		830	
ASSESSED VALUE		393,682	
TOTAL EXEMPTION VALUE		13	393,682
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		394,512	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		382,216	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0611709	H/AC	0	06/01/2006
C17839	CO ISSUED	159,301	05/01/2006
B17839	NEW CONSTR	159,301	05/01/2006
E17418	ELEC OTHER	6,800	05/01/2006
P11139	OTHER	0	05/01/2006
R09341	REPAIR/RRF	3,000	05/01/2006

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2300/1803	8/26/2019	WD	Q	I	01	315,000
GRANTOR: MICHAEL VICTOR A & PA						
GRANTEE: LUDWIG ERIC J & MON						
1456/0257	11/01/2006	WD	Q	I		290,900
GRANTOR: DARBY JACKIE						
GRANTEE: MICHAEL VICTOR A &						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W19 FSP=[YR=2006] N5 W31 S10 E19 U2 R2 E6 D2 R2 E2 N5 \$ S5 W2 L2 U2 W6 D2 L2 W19 N5 W13 S39 E12 S2 E10 FOP=[YR=2006] E3 N4 E6 S4 E3 S4 W12 N4\$ E3 N4 E6 S4 E11 FGR=[YR=2006] S14 E21 N21 W21 S7\$ N7 E21 N34\$.											