LOT 13
IN OR 1836/80
GREEN MEADOWS PHASE 3 PB 6/334

MORGENBERGER MARTIN G III & CATHERINE E
44850 GREEN MEADOWS LN
CALLAHAN, FL 32011

2024

09-1N-25-0672-0013-0000

BUILDING CHARACTERISTICS

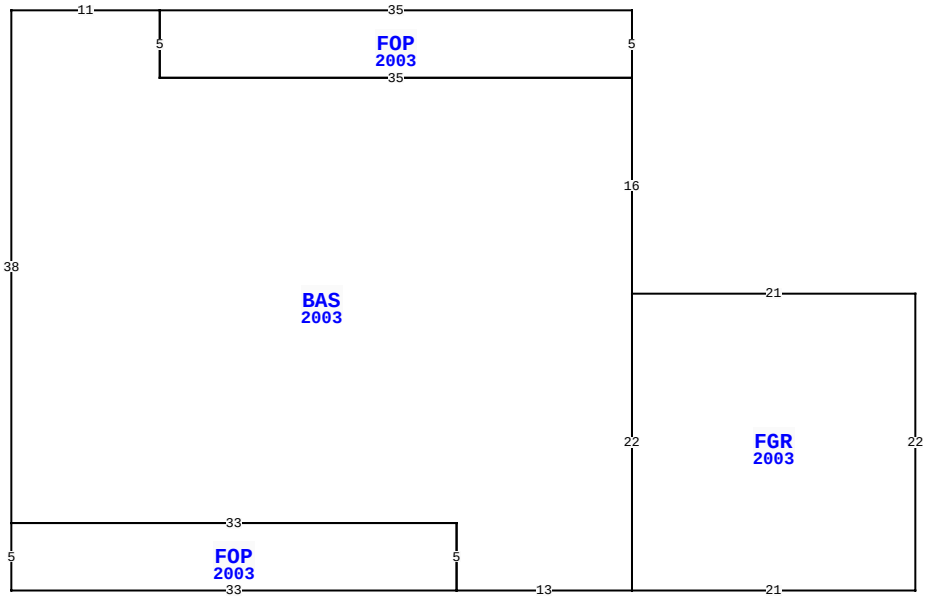
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,638	100	1,638	213,487
FGR	462	55	254	33,104
FOP	165	30	50	6,517
FOP	175	30	52	6,777
TOTALS	2,440		1,994	259,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,994	113.6800	142.10	283,347	2003	2008	0	0	0	8.28	91.72

1 SNGL FAM – 100% - 2014 Heated Area: 1638 HX Base Yr 2014



44850 GREEN MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		259,886
TOTAL MARKET OB/XF VALUE		9,695
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		329,581
SOH/AGL Deduction		163,790
ASSESSED VALUE		165,791
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		115,791
TOTAL JUST VALUE		329,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,272

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19000473	REPAIR/RRF	15,554	01/01/2019
B11917	NEW CONSTR	122,433	11/05/2003
M7644	H/AC	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1836/0080	1/17/2013	WD	Q	I	02	170,000
GRANTOR: CAMPBELL ROBERT W & L						
GRANTEE: MORGENBERGER MARTIN						
1174/0914	9/23/2003	WD	U	V	19	35,000
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: CAMPBELL ROBERT W &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W21 BAS=[YR=2003] N16 FOP=[YR=2003] N5 W35 S5 E35$ W35 N5 W11 S38 FOP=[YR=2003] S5 E33 N5 W33$ E33 S5 E13 N22$ S22 E21 N22$.

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	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	2,003.00	SF	4.00	4.00	100	2003	2003	3	83	6,650	

LAND DESCRIPTION

TOTAL OB/XF 9,695

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS