LOT 15
GREEN MEADOWS PHASE 3 PB 6/334

RIDDLE RYAN & LAUREN E
44888 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0672-0015-0000

BUILDING CHARACTERISTICS

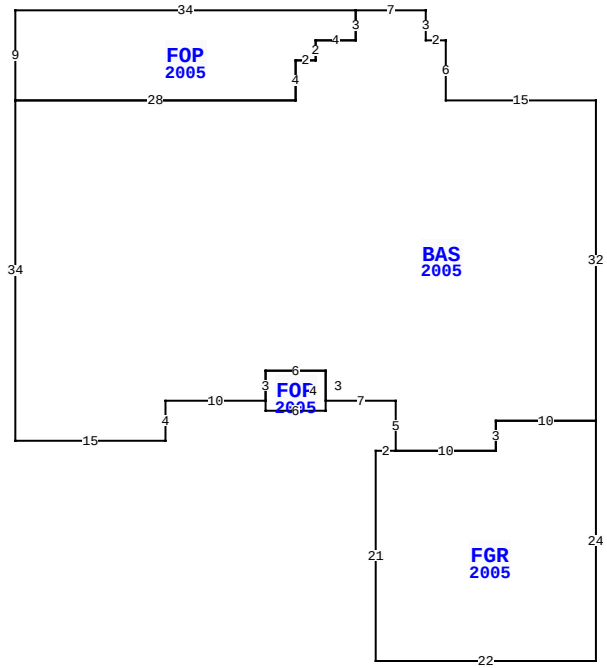
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,959	100	1,959	229,575
FGR	492	55	271	31,758
FOP	24	30	7	820
FOP	274	30	82	9,609
TOTALS	2,749		2,319	271,764

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,319	108.3880	135.48	314,178	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2006 Heated Area: 1959 HX Base Yr 2006



44888 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		278,494
TOTAL MARKET OB/XF VALUE		9,052
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		347,546
SOH/AGL Deduction		164,380
ASSESSED VALUE		183,166
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,166
TOTAL JUST VALUE		347,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B13457	NEW CONSTR	143,116	08/01/2004
R6548	REPAIR/RRF	2,200	08/01/2004
W273	XFOB	0	04/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1776	7/15/2024	WD	Q	I	01	448,200
GRANTOR: WILKINSON JOHN & SHER						
GRANTEE: RIDDLE RYAN & LAURE						
1295/0937	2/15/2005	WD	Q	I		192,500
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: WILKINSON JOHN & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W15 N6 W2 N3 W7 FOP=[YR=2005] W34 S9 E28 N4 E2 N2 E4 N3$ S3 W4 S2 W2 S4 W28 S34 E15 N4 E10 FOP=[YR=2005] S1 E6 N4 W6 S3$ N3 E6 S3 E7 S5 FGR=[YR=2005] W2 S21 E22 N24 W10 S3 W10$ E10 N3 E10 N32$.

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	2005	2005	3	89	3,115	
2	0812	CONCRETE C	0	100	0	0	1,726.00	SF	4.00	4.00	100	2005	2005	3	86	5,937	

LAND DESCRIPTION

TOTAL OB/XF 9,052

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

LOT 15
GREEN MEADOWS PHASE 3 PB 6/334

RIDDLE RYAN & LAUREN E
44888 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0672-0015-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

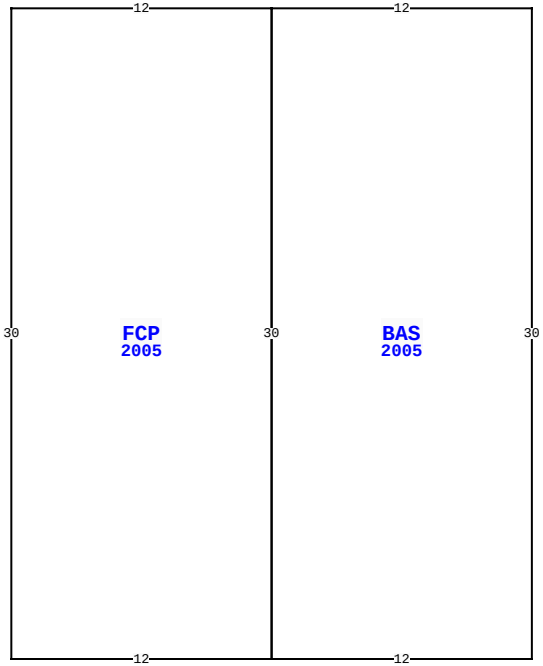
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8017.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	5,384
FCP	360	25	90	1,346
TOTALS	720		450	6,730

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	450	57.7500	20.21	9,094	2005	2005	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2006 Heated Area: 360 HX Base Yr 2006



44888 GREEN MEADOWS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		278,494
TOTAL MARKET OB/XF VALUE		9,052
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		347,546
SOH/AGL Deduction		164,380
ASSESSED VALUE		183,166
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		133,166
TOTAL JUST VALUE		347,546
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		336,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2724/1776	7/15/2024	WD	Q	I	01	448,200
GRANTOR: WILKINSON JOHN & SHER						
GRANTEE: RIDDLE RYAN & LAURE						
1295/0937	2/15/2005	WD	Q	I		192,500
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: WILKINSON JOHN & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W12 FCP=[YR=2005] W12 S30 E12 N30$ S30 E12 N30$
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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