LOT 16
IN OR 1125/607
GREEN MEADOWS PHASE 3 PB 6/334

MCCOY MARC & KIMBERLY
44904 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0672-0016-0000

BUILDING CHARACTERISTICS

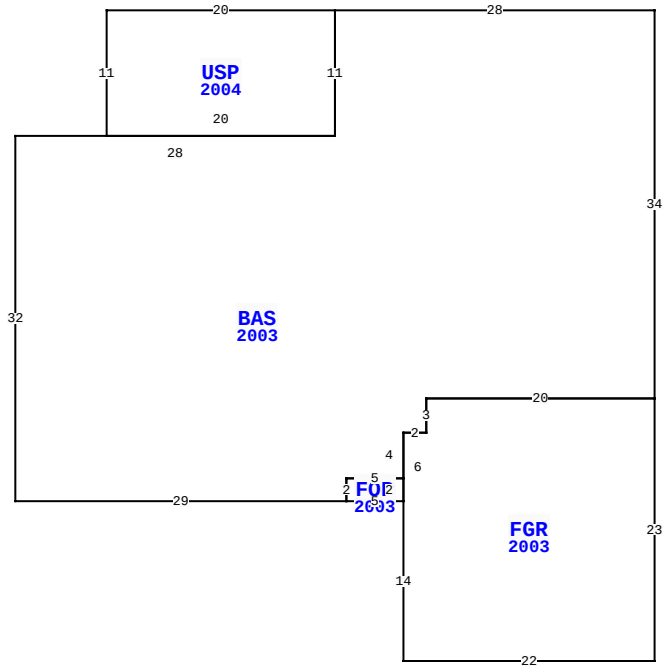
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,898	100	1,898	215,408
FGR	500	55	275	31,210
FOP	10	30	3	341
USP	220	30	66	7,490
TOTALS	2,628		2,242	254,449

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,242	106.8200	133.52	299,352	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 1898 HX Base Yr 2004



44904 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		254,449
TOTAL MARKET OB/XF VALUE		8,286
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		322,735
SOH/AGL Deduction		155,327
ASSESSED VALUE		167,408
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		117,408
TOTAL JUST VALUE		322,735
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		312,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B10447	NEW CONSTR	137,181	11/01/2002
R4555	REPAIR/RRF	1,600	11/01/2002
E10588	NEW CONSTR	2,000	11/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1125/0607	3/28/2003	WD	Q	I		152,100

GRANTOR: GREENE KENNETH L & DA

GRANTEE: MCCOY MARC & KIMBER

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W28 USP=[YR=2004] W20 S11 E20 N11$ S11 W28 S32 E29 FOP=[YR=2003] E5 FGR=[YR=2003] S14 E22 N23 W20 S3 W2 S6$ N2 W5 S2$ N2 E5 N4 E2 N3 E20 N34$.

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	0812	CONCRETE C	0	100	0	0	1,861.00	SF	4.00	4.00	100	2003	2003	3	83	6,179	
2	0855	CONC PAVER	0	100	0	0	270.00	SF	7.00	7.00	100	2005	2005	3	86	1,625	
3	0940	SHEDS/PORT	0	100	10	10	100.00	SF	20.10	20.10	100	2005	2005	3	24	482	

LAND DESCRIPTION

TOTAL OB/XF 8,286

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

REVIEW DATE 05/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS