LOT 17
IN OR 2489/1857
GREEN MEADOWS PHASE 3 PB 6/334

SMITH-MASSEY VIRGINIA G/NOLAN CHRISTINE T ET AL
2748 HIDDEN CREEK DR
JACKSONVILLE, FL 32226

2024

09-1N-25-0672-0017-0000

BUILDING CHARACTERISTICS

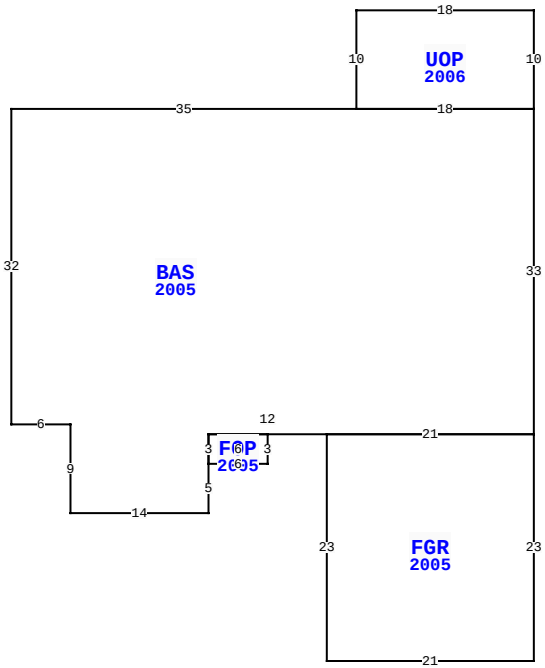
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,855	100	1,855	222,699
FGR	483	55	266	31,934
FOP	18	30	5	600
UOP	180	20	36	4,322
TOTALS	2,536		2,162	259,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,162	111.0340	138.79	300,064	2005	2005	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 0 Heated Area: 1855 HX Base Yr



44920 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	259,555
TOTAL MARKET OB/XF VALUE	5,225
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	324,780
SOH/AGL Deduction	39,895
ASSESSED VALUE	284,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	284,885
TOTAL JUST VALUE	324,780
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	314,001

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14077	NEW CONSTR	138,147	11/01/2004
R6882	REPAIR/RRF	2,800	11/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2489/1857	8/11/2021	QC	U	I	11	100
GRANTOR: SMITH-MASSEY VIRGINIA						
GRANTEE: SMITH-MASSEY VIRGIN						
1703/1880	10/08/2010	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: NOLAN VIRGINA A						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2006] W18 S10 BAS=[YR=2005] W35 S32 E6 S9 E14 N5 FOP=[YR=2005] E6 N3 W6 S3$ N3 E12 FGR=[YR=2005] S23 E21 N23 W21$ E21 N33 W18$ E18 N10$.

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	0	0	0	1,519.00	SF	4.00	4.00	100	2005	2005	3	86	5,225	

LAND DESCRIPTION

TOTAL OB/XF 5,225

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	0	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 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