LOT 20
IN OR 1977/1859
GREEN MEADOWS PHASE 3 PB 6/334

MCCLAIN TONYA & MICHAEL
44972 GREEN MEADOWS LN
CALLAHAN, FL 32011

**2024**

**09-1N-25-0672-0020-0000**

## BUILDING CHARACTERISTICS

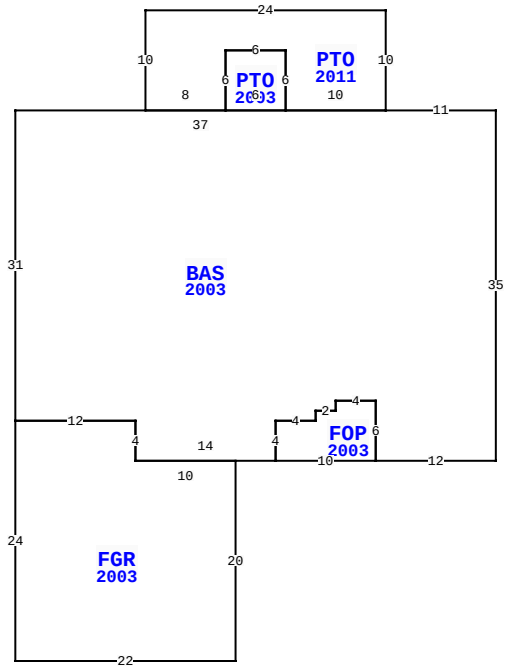
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 20 | FACE BRICK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 1,582 | 100 | 1,582 | 193,395 |
| FGR | 488 | 55 | 268 | 32,762 |
| FOP | 50 | 30 | 15 | 1,833 |
| PTO | 36 | 5 | 2 | 245 |
| PTO | 204 | 5 | 10 | 1,222 |
| TOTALS | 2,360 | | 1,877 | 229,458 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,877 | 115.0520 | 143.82 | 269,950 | 2003 | 2003 | 0 | 0 | 0 | 15.00 | 85.00 |

1 SNGL FAM – 100% - 2022 Heated Area: 1582 HX Base Yr 2022




44972 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 | | 229,458 |
| TOTAL MARKET OB/XF VALUE | | 22,335 |
| TOTAL LAND VALUE - MARKET | | 60,000 |
| TOTAL MARKET VALUE | | 311,793 |
| SOH/AGL Deduction | | 52,164 |
| ASSESSED VALUE | | 259,629 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 209,629 |
| TOTAL JUST VALUE | | 311,793 |
| NCON VALUE | | 12,571 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 290,061 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 22006328 | REPAIR/RRF | 8,000 | 04/22/2022 |
| B | NEW CONSTR | 0 | 08/21/2003 |
| R5028 | REPAIR/RRF | 1,600 | 05/01/2003 |
| W0068 | XFOB | 0 | 03/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1977/1859 | 4/30/2015 | SW | U | I | 12 | 145,000 |
| GRANTOR: FANNIE MAE | | | | | | |
| GRANTEE: MCCLAIN TONYA & MIC | | | | | | |
| 1932/1265 | 8/15/2014 | CT | U | I | 18 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FEDERAL NATIONAL MO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W11 PTO=[YR=2011] N10 W24 S10 E8 PTO=[YR=2003] E6 N6 W6 S6$ N6 E6 S6 E10$ W37 S31 FGR=[YR=2003] S24 E22 N20 W10 N4 W12$ E12 S4 E14 FOP=[YR=2003] E10 N6 W4 S1 W2 S1 W4 S4$ N4 E4 N1 E2 N1 E4 S6 E12 N35$ .

## 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 | 2,023.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 6,716 | |
| 2 | 0681 | POLE SHED | 0 | 100 | 27 | 11 | 297.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 36 | 1,604 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 10 | 12 | 120.00 | SF | 15.00 | 15.00 | 100 | 2004 | 2004 | 3 | 36 | 648 | |
| 4 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 15 | 180.00 | SF | 20.10 | 20.10 | 100 | 2004 | 2004 | 3 | 22 | 796 | |
| 5 | 0940 | SHEDS/PORT | 0 | 100 | 36 | 12 | 432.00 | SF | 30.00 | 30.00 | 100 | 2024 | 2022 | | 97 | 12,571 | |

## LAND DESCRIPTION

TOTAL OB/XF 22,335

| 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 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