LOT 25
GREEN MEADOWS PHASE 3 PB 6/334

LONG JOSEPH ALLEN & TERRA D
441096 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0672-0025-0000

NASSAU COUNTY PROPERTY

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	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

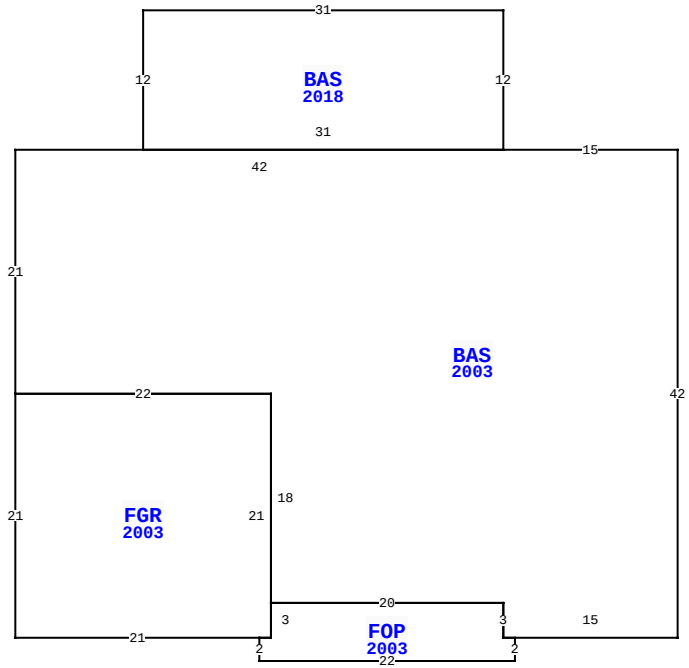
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1,872	214,289
BAS	372	100	372	42,583
FGR	462	55	254	29,075
FOP	104	30	31	3,548
TOTALS	2,810		2,529	289,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,529	104.0640	130.08	328,972	2003	2007	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2024 Heated Area: 2244 HX Base Yr 2024



441096 GREEN MEADOWS LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		289,495
TOTAL MARKET OB/XF VALUE		10,196
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		359,691
SOH/AGL Deduction		0
ASSESSED VALUE		359,691
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		309,691
TOTAL JUST VALUE		359,691
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		347,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002797	REPAIR/RRF	26,000	03/01/2023
B10530	NEW CONSTR	134,182	12/01/2002
E10585	NEW CONSTR	2,000	12/01/2002
P6314	NEW CONSTR	0	12/01/2002
R4608	REPAIR/RRF	1,900	12/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2643/1511	5/19/2023	WD	Q	I	01	435,000
GRANTOR: ROSEN NICHOLAS B & JE						
GRANTEE: LONG JOSEPH ALLEN &						
2371/0562	6/24/2020	WD	Q	I	01	320,000
GRANTOR: JENSEN SHANNON N N/K/						
GRANTEE: ROSEN NICHOLAS B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 BAS=[YR=2018] N12 W31 S12 E31$ W42 S21 FGR=[YR=2003] S21 E21 FOP=[YR=2003] S2 E22 N2 W1 N3 W20 S3 W1$ E1 N21 W22$ E22 S18 E20 S3 E15 N42$.

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	1,774.00	SF	4.00	4.00	100	2003	2003	3	83	5,890	
3	0810	CONCRETE A	0	100	20	10	200.00	SF	6.50	6.50	100	2018	2018	3	97	1,261	

LAND DESCRIPTION

TOTAL OB/XF 10,196

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 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS