

LOT 27
IN OR 2176/1388
GREEN MEADOWS PHASE 3 PB 6/334

AREAL WADE & ASHLEY
441156 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0672-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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
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NEIGHBORHOOD/LOC	8017.00
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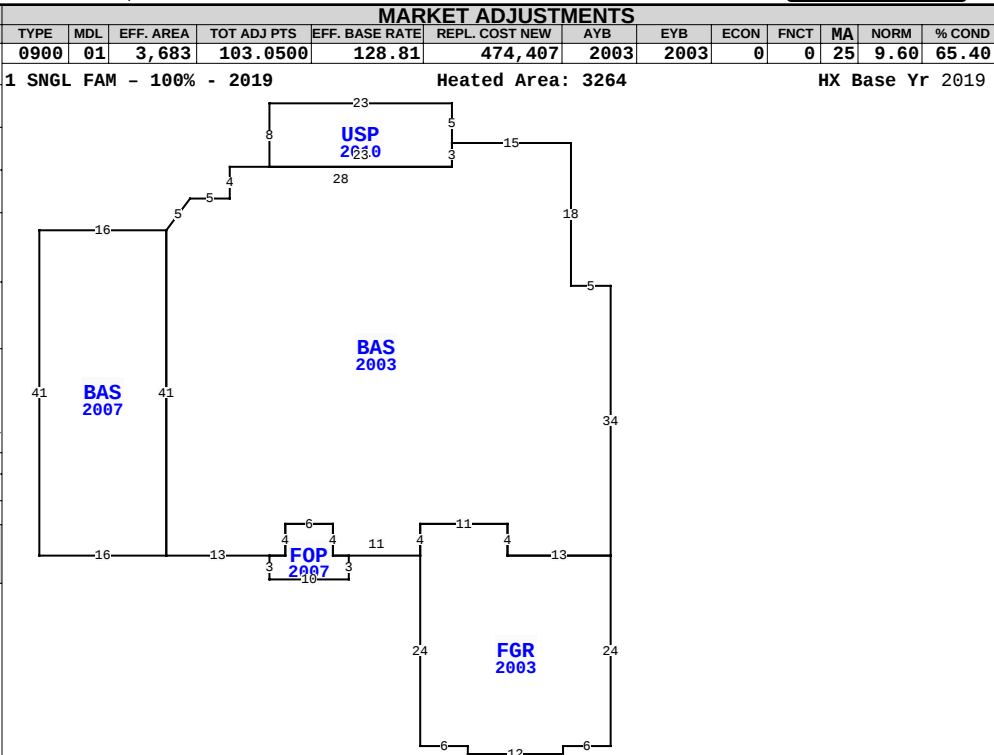
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100	2,608	219,702
BAS	656	100	656	55,262
FGR	632	55	348	29,316
FOP	54	30	16	1,348
USP	184	30	55	4,634

TOTALS	4,134	3,683	310,262
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,554.00	SF	4.00
3	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00
4	0855	CONC PAVER	0	100	0	0	878.00	SF	10.00
5	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00
6	0812	CONCRETE C	0	100	0	0	1,637.00	SF	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0006	PUD	0.00	0.00	1.00

REVIEW DATE	04/10/2024	BY	TWA
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441156 GREEN MEADOWS LN, CALLAHAN

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

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
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	1,554.00	SF	4.00	4.00	100	2003	2003	3	83	5,159	
3	0861	POOL GUNIT	0	100	0	0	510.00	SF	85.00	85.00	100	2007	2007	3	48	20,808	
4	0855	CONC PAVER	0	100	0	0	878.00	SF	10.00	10.00	100	2007	2007	3	88	7,726	
5	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2007	2007	3	72	576	
6	0812	CONCRETE C	0	100	0	0	1,637.00	SF	4.00	4.00	100	2008	2008	3	89	5,828	

TOTAL OB/XF													43,142	
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE			
06 PUD	0.00	0.00	1.00	LT		1.00	1.00	1.50	60,000.00	90,000.00				

Total Acres:	0.00	Total Land Value:	90,000	Market:	0	Agricultural:	0	Common:	90,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 6									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										310,262									
TOTAL LAND VALUE - MARKET										90,000									
TOTAL MARKET VALUE										443,404									
SOH/AGL Deduction										134,272									
ASSESSED VALUE										309,132									
TOTAL EXEMPTION VALUE										HX HB VX 55,000									
BASE TAXABLE VALUE										254,132									
TOTAL JUST VALUE										443,404									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										432,146									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005714	REPAIR/RRF	22,421	04/12/2022
B21699	XFOB	5,000	07/01/2008
M128452	MECH OTHER	0	04/01/2007
R10253	REPAIR/RRF	3,000	04/01/2007
B19397	SWIM POOL	30,000	02/01/2007
R5139	REPAIR/RRF	2,800	06/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2176/1388	2/08/2018	WD	Q	I	01	305,000	
GRANTOR: MLYNIEC MARK & DEBRA							
GRANTEE: AREAL WADE & ASHLEY							
2015/0825	11/20/2015	SW	U	I	12	217,500	
GRANTOR: FANNIE MAE							
GRANTEE: MLYNIEC MARK & DEBR							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W5 N18 W15 USP=[YR=2010] N5 W23 S8 E23 N3\$ S3 W28 S4 W5 L3 D4 BAS=[YR=2007] W16 S41 E16N41\$ S41 E13 FOP=[YR=2007] S3 E10 N3W2 N4 W6 S4 W2\$ E2 N4 E6 S4 E11 FGR=[YR=2003] S24 E6 S1 E12 N1 E6 N24 W13 N4 W11 S4\$ N4 E11 S4 E13 N34\$.									