LOT 28
GREEN MEADOWS PHASE 3 PB 6/334

**RODRIGUEZ JUAN S/BIANCHI JESSICA M**
441148 GREEN MEADOWS LANE
CALLAHAN, FL 32011

**2024**

**09-1N-25-0672-0028-0000**

## 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 | 11 | CLAY TILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| 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 |

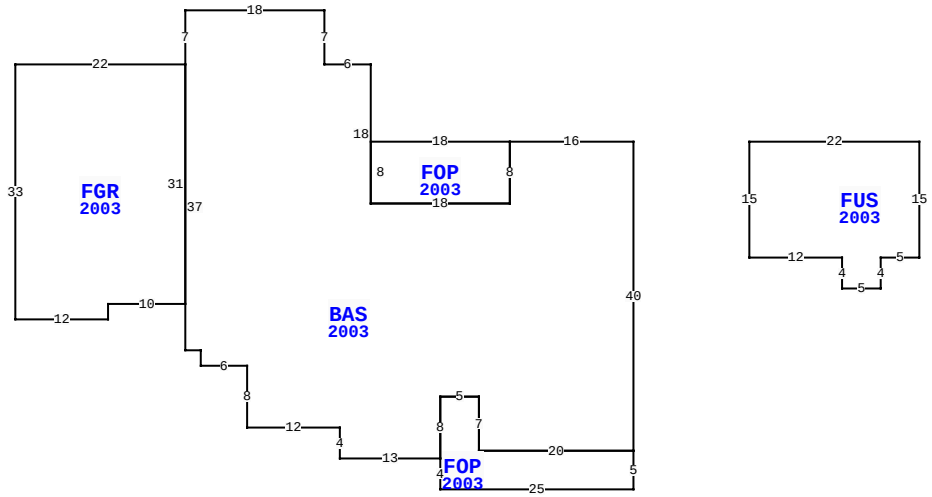
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,392 | 100 | 2,392 | 284,426 |
| FGR | 706 | 55 | 388 | 46,136 |
| FOP | 144 | 30 | 43 | 5,113 |
| FOP | 160 | 30 | 48 | 5,708 |
| FUS | 350 | 100 | 350 | 41,618 |
| TOTALS | 3,752 | | 3,221 | 383,001 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,221 | 107.1800 | 133.98 | 431,550 | 2003 | 2008 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SNGL FAM – 100% - 2022 Heated Area: 2742 HX Base Yr 2022




441148 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 | | 383,001 |
| TOTAL MARKET OB/XF VALUE | | 43,674 |
| TOTAL LAND VALUE - MARKET | | 120,000 |
| TOTAL MARKET VALUE | | 546,675 |
| SOH/AGL Deduction | | 77,442 |
| ASSESSED VALUE | | 469,233 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 419,233 |
| TOTAL JUST VALUE | | 546,675 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 532,253 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 21012132 | REPAIR/RRF | 0 | 09/10/2021 |
| 17001562 | GARAGE | 16,067 | 02/27/2017 |
| B1632434 | SWIM POOL | 25,000 | 06/01/2016 |
| E10984 | NEW CONSTR | 1,000 | 04/01/2003 |
| P6601 | NEW CONSTR | 0 | 04/01/2003 |
| B10960 | NEW CONSTR | 201,094 | 03/01/2003 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2499/1267 | 9/21/2021 | WD | Q | I | 01 | 510,000 |
| GRANTOR: CASTRO ORLANDO & LEIR | | | | | | |
| GRANTEE: RODRIGUEZ JUAN S & | | | | | | |
| 2163/1102 | 12/11/2017 | WD | Q | I | 02 | 335,000 |
| GRANTOR: GAUS BOBBIE L | | | | | | |
| GRANTEE: CASTRO ORLANDO & LE | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W16 FOP=[YR=2003] W18 S8 E18 N8$ S8 W18 N18 W6 N7 W18 S7 FGR=[YR=2003] W22 S33 E12 N2 E10 N31 $ S37 E2 S2 E6 S8 E12 S4 E13 FOP=[YR=2003] S4 E25 N5 W20 N7 W5 S8 $ N8 E5 S7 E20 N40$ PTR=E15 FUS=[YR=2003] E22 S15 W5 S4 W5 N4 W12 N15$ W15$ .

## 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 | 2,378.00 | SF | 4.00 | 4.00 | 100 | 2003 | 2003 | 3 | 83 | 7,895 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 1,114.00 | SF | 5.20 | 5.20 | 100 | 2016 | 2016 | 3 | 96 | 5,561 | |
| 4 | 0866 | POOL FIBER | 0 | 100 | 34 | 15 | 510.00 | SF | 72.00 | 72.00 | 100 | 2016 | 2016 | 3 | 74 | 27,173 | |

## LAND DESCRIPTION

TOTAL OB/XF 43,674

| 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 | 2.00 | 60,000.00 | 120,000.00 | 120,000 | | | | | | | |

REVIEW DATE 11/02/2021 BY KB Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 08/06/2024 BY SYS