LOT 29
IN OR 2046/299
GREEN MEADOWS PHASE 3 PB 6/334

WELKER DAWN D
441145 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0672-0029-0000

BUILDING CHARACTERISTICS

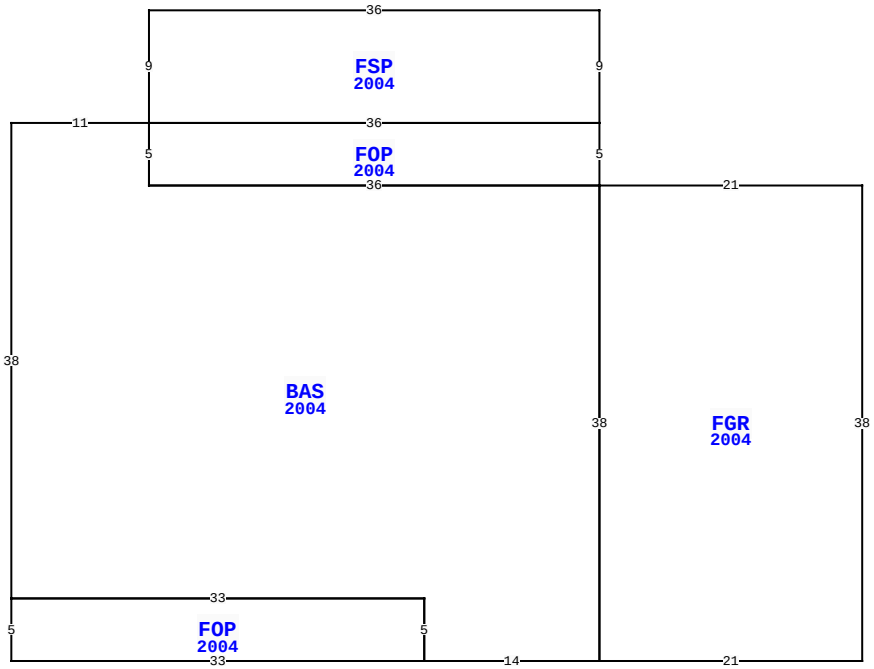
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,676	100	1,676	211,078
FGR	798	55	439	55,289
FOP	165	30	50	6,298
FOP	180	30	54	6,801
FSP	324	40	130	16,372
TOTALS	3,143		2,349	295,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,349	114.1700	142.71	335,226	2004	2004	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2012 Heated Area: 1676 HX Base Yr 2012



441145 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		295,837
TOTAL MARKET OB/XF VALUE		37,215
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		393,052
SOH/AGL Deduction		180,116
ASSESSED VALUE		212,936
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,936
TOTAL JUST VALUE		393,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		382,386

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21325	XFOB	500	10/01/2008
B21847	GARAGE	28,644	09/01/2008
B12465	NEW CONSTR	136,361	03/01/2004
R5934	REPAIR/RRF	1,900	03/01/2004
W244	XFOB	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/0299	5/09/2016	QC	U	I	11	100
GRANTOR: WELKER GARY						
GRANTEE: WELKER DAWN						
1764/1472	11/14/2011	WD	Q	I	01	210,000
GRANTOR: MCMURTRY WILLIAM R						
GRANTEE: WELKER DAWN D & GAR						

BUILDING NOTES

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	2,045.00	SF	4.00	4.00	100	2004	2004	3	84	6,871	
2	0940	SHEDS/PORT	0	100	8	10	100.00	SF	30.00	30.00	100	2004	2004	3	22	660	
3	0812	CONCRETE C	0	100	0	0	3,892.00	SF	4.00	4.00	100	2004	2004	3	84	13,077	
4	0810	CONCRETE A	0	100	0	0	228.00	SF	6.50	6.50	100	2008	2008	3	89	1,319	
5	0510	GARAGE WD-	0	100	30	28	840.00	SF	35.00	35.00	100	2008	2008	3	52	15,288	

BUILDING DIMENSIONS

FGR=[YR=2004] W21 FOP=[YR=2004] N5 FSP=[YR=2004] N9 W36 S9 E36 $ W36 S5 E36 $ BAS=[YR=2004] W36 N5 W11 S38 FOP=[YR=2004] S5 E33 N5 W33 $ E33 S5 E14 N38 $ S38 E21 N38 $.

LAND DESCRIPTION

TOTAL OB/XF 37,215

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	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 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS