LOT 32
IN OR 1720/968
GREEN MEADOWS PHASE 3 PB 6/334

GANCEREZ ADAN LEE & LORENA
44831 GREEN MEADOWS LN
CALLAHAN, FL 32011

2024

09-1N-25-0672-0032-0000

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

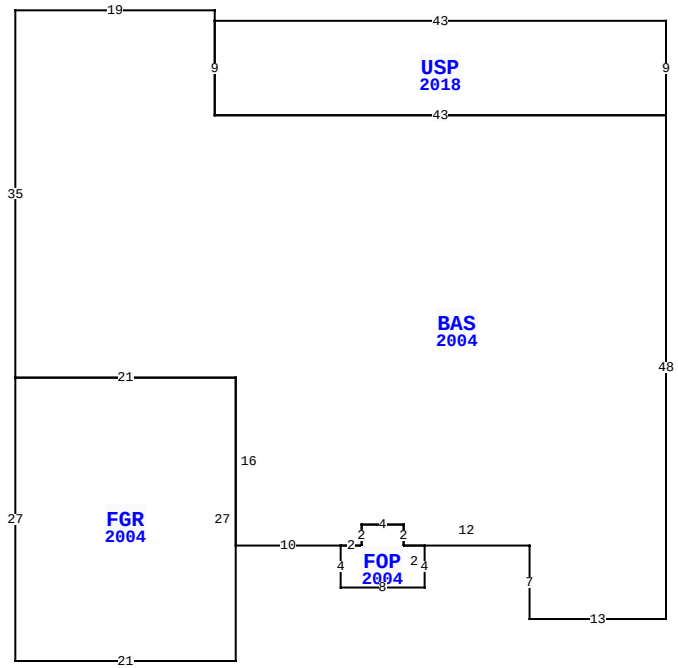
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,479	100	2,479	264,761
FGR	567	55	312	33,322
FOP	40	30	12	1,282
USP	387	30	116	12,389
TOTALS	3,473		2,919	311,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,919	99.6400	124.55	363,561	2004	2004	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2024 Heated Area: 2479 HX Base Yr



44831 GREEN MEADOWS LN, CALLAHAN

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		327,053
TOTAL MARKET OB/XF VALUE		14,038
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		401,091
SOH/AGL Deduction		0
ASSESSED VALUE		401,091
TOTAL EXEMPTION VALUE	13	401,091
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		401,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP230014408	POOL	87,135	11/08/2023
22013642	GARAGE	28,104	09/07/2022
22006185	REPAIR/RRF	15,000	04/20/2022
18008907	XFOB	9,082	11/01/2018
B25234	REMODEL	925	10/01/2011
B13415	NEW CONSTR	157,394	08/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1720/0968	1/13/2011	WD	U	I	38	200,000
GRANTOR: BRUCE JOSEPH S & KIMB						
GRANTEE: GANCEREZ ADAN LEE &						
1442/1471	9/07/2006	WD	Q	I		290,000
GRANTOR: WOMACK ROCKY LEE & NI						
GRANTEE: BRUCE JOSEPH S & KI						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2018] W43 BAS=[YR=2004] N1 W19 S35 FGR=[YR=2004] S27 E21 N27 W21$ E21 S16 E10 FOP=[YR=2004] S4 E8N4 W2 N2W4 S2 W2$ E2 N2 E4 S2 E12 S7 E13 N48 W43 N9$ S9 E43 N9$.

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	2004	2004	3	88	3,080	
2	0812	CONCRETE C	0	100	0	0	1,907.00	SF	4.00	4.00	100	2004	2004	3	84	6,408	
3	0811	CONCRETE B	0	100	0	0	875.00	SF	5.20	5.20	100	2022	2022	3	100	4,550	

LAND DESCRIPTION

TOTAL OB/XF 14,038

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 04/23/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

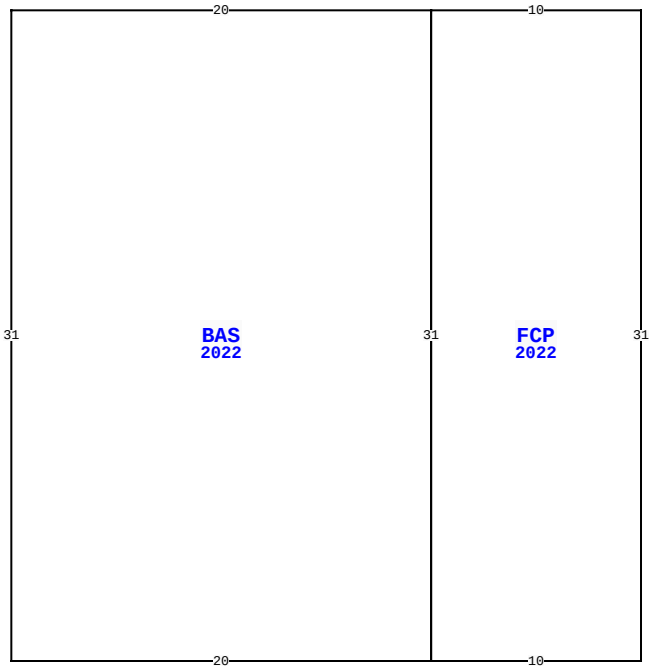
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	620	100	620	13,590
FCP	310	25	78	1,710
TOTALS	930		698	15,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	698	63.2500	22.14	15,454	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 620 HX Base Yr



44831 GREEN MEADOWS LN, CALLAHAN

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NASSAU COUNTY PROPERTY

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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		401,091
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R6520	REPAIR/RRF	2,100	08/01/2004
W286	NEW CONSTR	0	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1720/0968	1/13/2011	WD	U	I	38	200,000
GRANTOR: BRUCE JOSEPH S & KIMB						
GRANTEE: GANCEREZ ADAN LEE &						
1442/1471	9/07/2006	WD	Q	I		290,000
GRANTOR: WOMACK ROCKY LEE & NI						
GRANTEE: BRUCE JOSEPH S & KI						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2022] W10 BAS=[YR=2022] W20 S31 E20 N31$ S31 E10 N31$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/23/2024 BY TW Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS