LOT 38
IN OR 1596/555
GREEN MEADOWS PHASE 3 PB 6/334

KNIGHT ROY E
44635 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2024

09-1N-25-0672-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

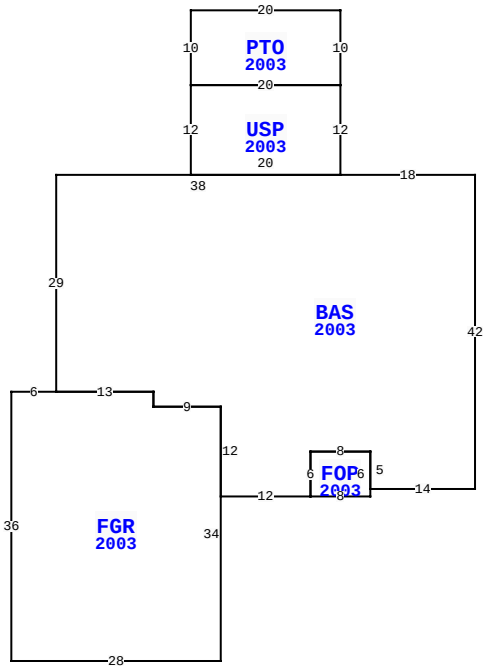
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,056	100	2,056	224,392
FGR	990	55	544	59,373
FOP	48	30	14	1,528
PTO	200	5	10	1,091
USP	240	30	72	7,858
TOTALS	3,534		2,696	294,241

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,696	102.7200	128.40	346,166	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 2056 HX Base Yr 2004



44635 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		294,241
TOTAL MARKET OB/XF VALUE		11,477
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		365,718
SOH/AGL Deduction		179,663
ASSESSED VALUE		186,055
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,055
TOTAL JUST VALUE		365,718
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,610

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P6396	NEW CONSTR	0	01/28/2003
B10627	NEW CONSTR	162,142	01/13/2003
R4690	REPAIR/RRF	2,000	01/13/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1596/0555	12/05/2008	WD	U	I	01	100
GRANTOR: KNIGHT TAMMY D						
GRANTEE: KNIGHT ROY E						
1157/0479	7/29/2003	WD	Q	I		193,900
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: KNIGHT ROY E & TAMM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W18 USP=[YR=2003] N12 PTO=[YR=2003] N10W20 S10E20$ W20 S12 E20$ W38 S29 FGR=[YR=2003] W6 S36 E28 N34 W9 N2 W13$ E13 S2 E9 S12 E12 FOP=[YR=2003] E8 N6 W8 S6$ N6 E8 S5 E14 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	0812	CONCRETE C	0	100	0	0	3,150.00	SF	4.00	4.00	100	2003	2003	3	83	10,458	
2	0810	CONCRETE A	0	100	0	0	160.00	SF	6.50	6.50	100	2019	2019	3	98	1,019	

LAND DESCRIPTION

TOTAL OB/XF 11,477

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 01/27/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 08/06/2024 BY SYS