

RUSSELL MICHAEL J & DAWN E
44549 GREEN MEADOWS LN
CALLAHAN, FL 32011

09-1N-25-0672-0039-0000

[illegible]

LOT 39
IN OR 2008/1483
GREEN MEADOWS PHASE 3 PB 6/334

RUSSELL MICHAEL J & DAWN E
44549 GREEN MEADOWS LN
CALLAHAN, FL 32011

2024

09-1N-25-0672-0039-0000



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	600	100	600	13,151
TOTALS	600		600	13,151

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	600	63.2500	22.14	13,284	2022	2022	0	0	1.00	99.00
2 GARAGE RES - 100% - 2016 Heated Area: 600 HX Base Yr 2016											
25 24 BAS2022 25 24											
44549 GREEN MEADOWS LN, CALLAHAN											
			BLD DATE				LGL DATE				
			XF DATE				LAND DATE				
			INC DATE				AG DATE				

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 6					Tax Dist:							
BUILDING MARKET VALUE										295,605		
TOTAL MARKET OB/XF VALUE										9,536		
TOTAL LAND VALUE - MARKET										60,000		
TOTAL MARKET VALUE										365,141		
SOH/AGL Deduction										152,423		
ASSESSED VALUE										212,718		
TOTAL EXEMPTION VALUE					HX HB DV					60,000		
BASE TAXABLE VALUE										152,718		
TOTAL JUST VALUE										365,141		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										353,499		