LOT 2
IN OR 1210/605
GREEN MEADOWS #2 PB 6/343

HAMLIN MICHAEL & TONIA
44297 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2025

09-1N-25-0671-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

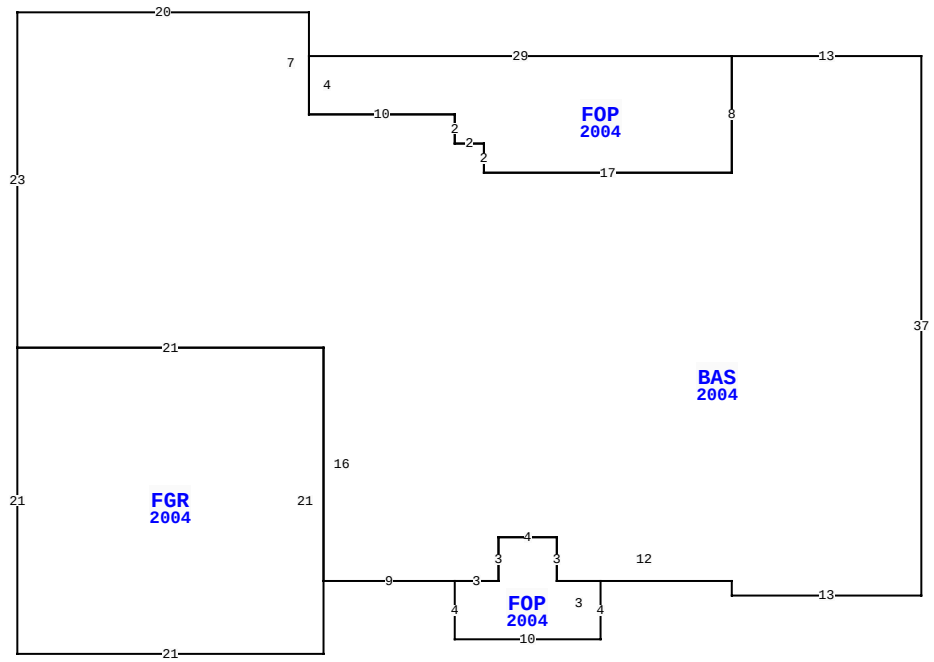
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,769	100	2004	1,769	224,660
FGR	441	55	2004	243	30,861
FOP	52	30	2004	16	2,032
FOP	188	30	2004	56	7,112
TOTALS	2,450			2,084	264,664

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,084	113.1900	149.41	311,370	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2005 Heated Area: 1769 HX Base Yr 2005



44297 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		264,664
TOTAL MARKET OB/XF VALUE		8,304
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		332,968
SOH/AGL Deduction		163,645
ASSESSED VALUE		169,323
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		118,601
TOTAL JUST VALUE		332,968
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,249

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12450	NEW CONSTR	128,174	03/01/2004
R5925	REPAIR/RRF	1,900	03/01/2004
W245	XFOB	0	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1210/0605	2/25/2004	WD	Q	I		173,100

GRANTOR: GREENE KENNETH L & DA
GRANTEE: HAMLIN MICHAEL & TO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FOP=[YR=2004] W29 S4 E10 S2 E2 S2 E17 N8$ S8 W17 N2 W2 N2 W10 N7 W20 S23 FGR=[YR=2004] S21 E21 N21 W21$ E21 S16 E9 FOP=[YR=2004] S4 E10 N4 W3 N3 W4 S3 W3$ E3 N3 E4 S3 E12 S1 E13 N37 $.

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	87	3,045	
2	0812	CONCRETE C	0	100	0	0	1,584.00	SF	4.00	4.00	100	2004	2004	3	83	5,259	

LAND DESCRIPTION

TOTAL OB/XF 8,304

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	RES	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 04/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS