

LOT 4
IN OR 1956/316
GREEN MEADOWS #2 PB 6/343

ROKASY ANTHONY & PATRICIA
44229 GREEN MEADOWS LN
CALLAHAN, FL 32011

2025

09-1N-25-0671-0004-0000



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	08	SHT VINYL 60
Interior Floo	14	CARPET 40
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

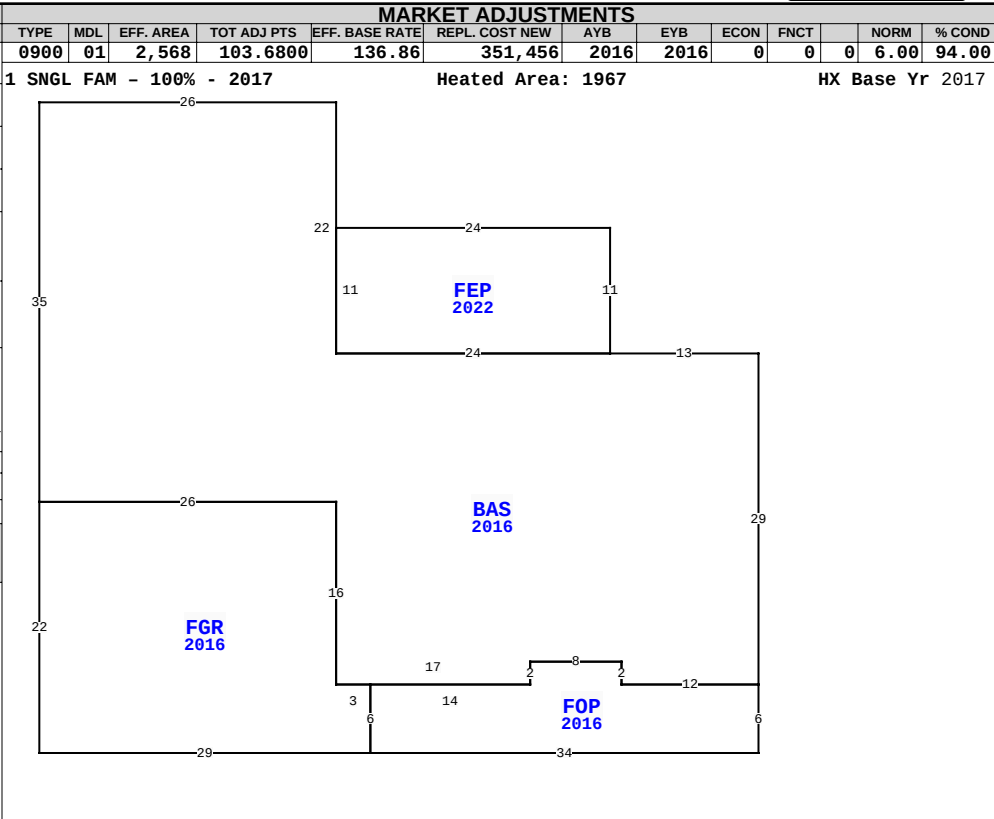
MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8017.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	2016	1,967	253,052
FEP	264	80	2022	211	27,144
FGR	590	55	2016	324	41,682
FOP	220	30	2016	66	8,491

TOTALS	3,041			2,568	330,369
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	2,293.00	SF	4.00
2	0855	CONC PAVER	0	100	0	0	528.00	SF	10.00
3	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00



44229 GREEN MEADOWS LN, CALLAHAN	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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
1	0812	CONCRETE C	0	100	0	0	2,293.00	SF	4.00	4.00	100	2016	2016	3	95	8,713	
2	0855	CONC PAVER	0	100	0	0	528.00	SF	10.00	10.00	100	2022	2022	3	99	5,227	
3	0351	CARPORT MT	0	100	40	20	800.00	SF	10.00	10.00	100	2022	2022	3	93	7,440	

TOTAL OB/XF	21,380
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

NASSAU COUNTY PROPERTY		PAGE 1 of 2	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		365,753	
TOTAL MARKET OB/XF VALUE		21,380	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		447,133	
SOH/AGL Deduction		147,104	
ASSESSED VALUE		300,029	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		249,307	
TOTAL JUST VALUE		447,133	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		431,021	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2215141	XFOB	26,592	10/11/2022
B1632053	CO ISSUED	0	06/21/2016
B1632142	GARAGE	44,630	04/01/2016
B1632053	NEW CONSTR	0	04/01/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1956/0316	1/06/2015	WD	Q	V	01	33,600	
GRANTOR: KNIGHT DONALD & KATHY							
GRANTEE: ROKASY ANTHONY & PA							
1562/1923	4/24/2008	WD	Q	V	06	100	
GRANTOR: HARTMAN RANDALL E & I							
GRANTEE: KNIGHT DONALD & KAT							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2016;ORIG=0,0] W13 W24 N22 W26 S35 E26 S16 E17 N2 E8 S2 E12 N29 \$									
FGR=[YR=2016;ORIG=-63,13] S22 E29 N6 W3 N16 W26 \$									
FEP=[YR=2022;ORIG=-13,0] N11 W24 S11 E24 \$									
FOP=[YR=2016;ORIG=-34,35] E34 N6 W12 N2 W8 S2 W14 S6 \$									
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