LOT 8
GREEN MEADOWS #2 PB 6/343

LAROSE WILLIS D SR & ROSALEE A
44017 GREEN MEADOWS LN
CALLAHAN, FL 32011

2025

09-1N-25-0671-0008-0000

BUILDING CHARACTERISTICS

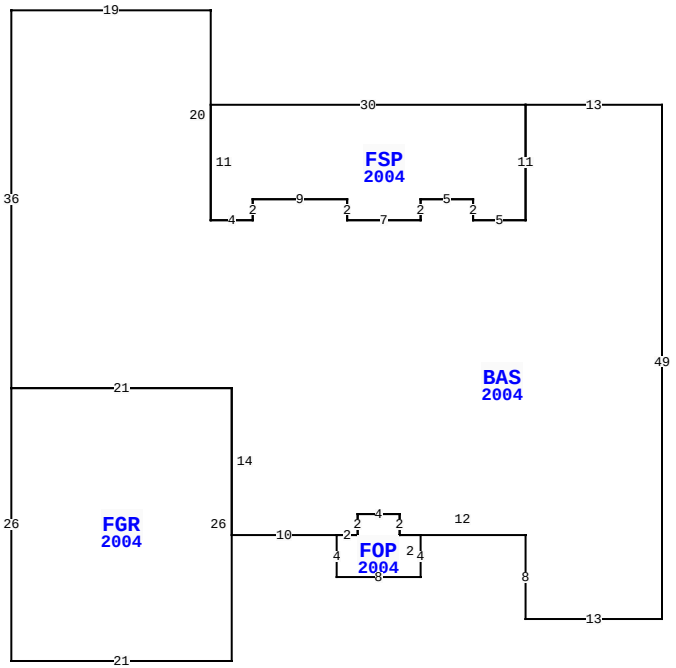
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,213	100	2004	2,213	272,786
FGR	546	55	2004	300	36,979
FOP	40	30	2004	12	1,479
FSP	302	40	2004	121	14,915
TOTALS	3,101			2,646	326,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,646	105.2160	138.89	367,503	2004	2009	0	0	0	11.25	88.75

1 SNGL FAM – 0% - 2025 Heated Area: 2213 HX Base Yr



44017 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	355,139
TOTAL MARKET OB/XF VALUE	64,703
TOTAL LAND VALUE - MARKET	105,000
TOTAL MARKET VALUE	524,842
SOH/AGL Deduction	0
ASSESSED VALUE	524,842
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	524,842
TOTAL JUST VALUE	524,842
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	510,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002734	GARAGE	89,227	03/08/2021
20001682	REPAIR/RRF	21,435	02/24/2020
B1632906	SWIM POOL	35,000	08/01/2016
B12352	NEW CONSTR	158,264	02/01/2004
R5869	REPAIR/RRF	2,100	02/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2802/795	7/23/2025	WD	Q	I	01	615,000
GRANTOR: APPEL ANNA D & JONATH						
GRANTEE: LAROSE WILLIS D SR						
2129/0894	6/26/2017	WD	Q	I	01	330,000
GRANTOR: DENMARK IBTISAM F						
GRANTEE: LANGEL ANNA D & JON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W13 FSP=[YR=2004] W30 S11 E4 N2 E9 S2 E7 N2 E5 S2 E5 N11$ S11 W5 N2 W5 S2 W7 N2 W9 S2 W4 N20 W19 S36 FGR=[YR=2004] S26 E21 N26 W21$ E21 S14 E10 FOP=[YR=2004] S4 E8 N4 W2 N2 W4 S2 W2$ E2 N2 E4 S2 E12 S8 E13 N49$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2004	2004	3	87	3,045	
2	0812	CONCRETE C	0	0	0	0	2,163.00	SF	4.00	4.00	100	2004	2004	3	83	7,181	
3	0861	POOL GUNIT	0	0	0	0	409.00	SF	85.00	85.00	100	2016	2016	3	78	27,117	
4	0855	CONC PAVER	0	0	0	0	1,940.00	SF	10.00	10.00	100	2016	2016	3	95	18,430	
5	0462	ST/AL FNC	0	0	0	0	1,008.00	SF	10.00	10.00	100	2016	2016	3	78	7,862	
6	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2016	2016	3	89	1,068	

LAND DESCRIPTION

TOTAL OB/XF 64,703

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	0		PUD	0.00	0.00	1.00	LT		1.00	1.00	1.75	60,000.00	105,000.00	105,000							

REVIEW DATE 11/02/2021 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

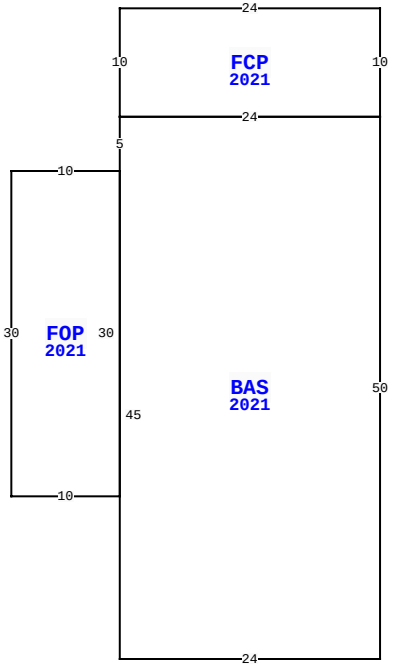
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2021	1,200	25,759
FCP	240	25	2021	60	1,288
FOP	300	30	2021	90	1,932
TOTALS	1,740			1,350	28,980

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,350	59.8000	22.13	29,876	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 0% - 2025 Heated Area: 1200 HX Base Yr



44017 GREEN MEADOWS LN, CALLAHAN

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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

NASSAU COUNTY PROPERTY

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2129/0894	6/26/2017	WD	Q	I	01	330,000
GRANTOR: DENMARK IBTISAM F						
GRANTEE: LANGEL ANNA D & JON						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2021] W24 S10 BAS=[YR=2021] S5 FOP=[YR=2021] W10 S30 E10 N30$ S45 E24 N50 W24$ E24 N10$.

REVIEW DATE 11/02/2021 BY KB Total Acres: 0.00 Total Land Value: 105,000 Market: 0 Agricultural: 0 Common: 105,000 PRINTED 07/30/2025 BY SYS