LOT 9
IN OR 2190/898
GREEN MEADOWS #2 PB 6/343

HERMAN SCOTT C
44029 GREEN MEADOWS LN
CALLAHAN, FL 32011

2025

09-1N-25-0671-0009-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
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

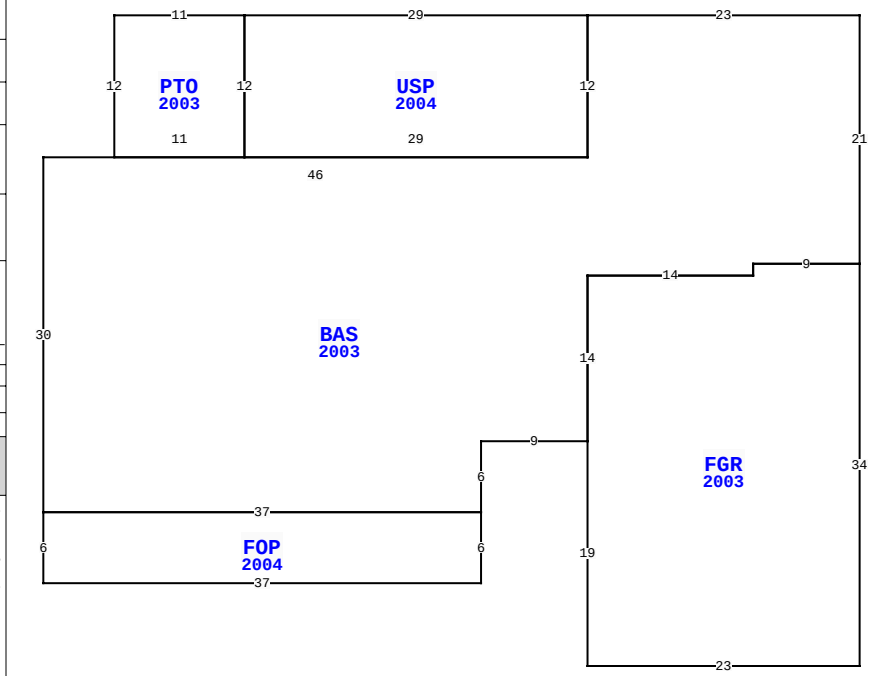
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,823	100	2003	1,823	242,551
FGR	768	55	2003	422	56,148
FOP	222	30	2004	67	8,914
PTO	132	5	2003	7	931
USP	348	30	2004	104	13,837
TOTALS	3,293			2,423	322,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,423	107.8000	142.30	344,793	2003	2010	0	0	0	6.50	93.50

1 SNGL FAM – 100% - 2019 Heated Area: 1823 HX Base Yr 2019



44029 GREEN MEADOWS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		322,381
TOTAL MARKET OB/XF VALUE		25,372
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		437,753
SOH/AGL Deduction		167,581
ASSESSED VALUE		270,172
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		219,450
TOTAL JUST VALUE		437,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,620

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E11892	NEW CONSTR	1,000	10/01/2003
B11733	NEW CONSTR	147,926	09/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/0898	4/12/2018	WD	Q	I	02	297,900
GRANTOR: PARRISH KEVIN R & DON						
GRANTEE: HERMAN SCOTT C						
1779/0328	2/16/2012	QC	U	I	11	84,000
GRANTOR: PARRISH KELLY D						
GRANTEE: PARRISH KELLY D & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W23 USP=[YR=2004] W29 PTO=[YR=2003] W11 S12 E11 N12$ S12 E29 N12$ S12 W46 S30 FOP=[YR=2004] S6 E37 N6 W37$ E37 N6 E9 FGR=[YR=2003] S19 E23 N34 W9 S1 W14 S14$ N14 E14 N1 E9 N21$.

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	7,486.00	SF	4.00	4.00	100	2003	2003	3	82	24,554	
2	0351	CARPORT MT	0	100	22	30	660.00	SF	5.90	5.90	100	2004	2004	3	21	818	

LAND DESCRIPTION

TOTAL OB/XF 25,372

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	1.50	60,000.00	90,000.00	90,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS