

LOT 10
IN OR 1616/1835
GREEN MEADOWS #2 PB 6/343

LOCKWOOD KENNETH L & WENDY M
44036 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2025

09-1N-25-0671-0010-0000



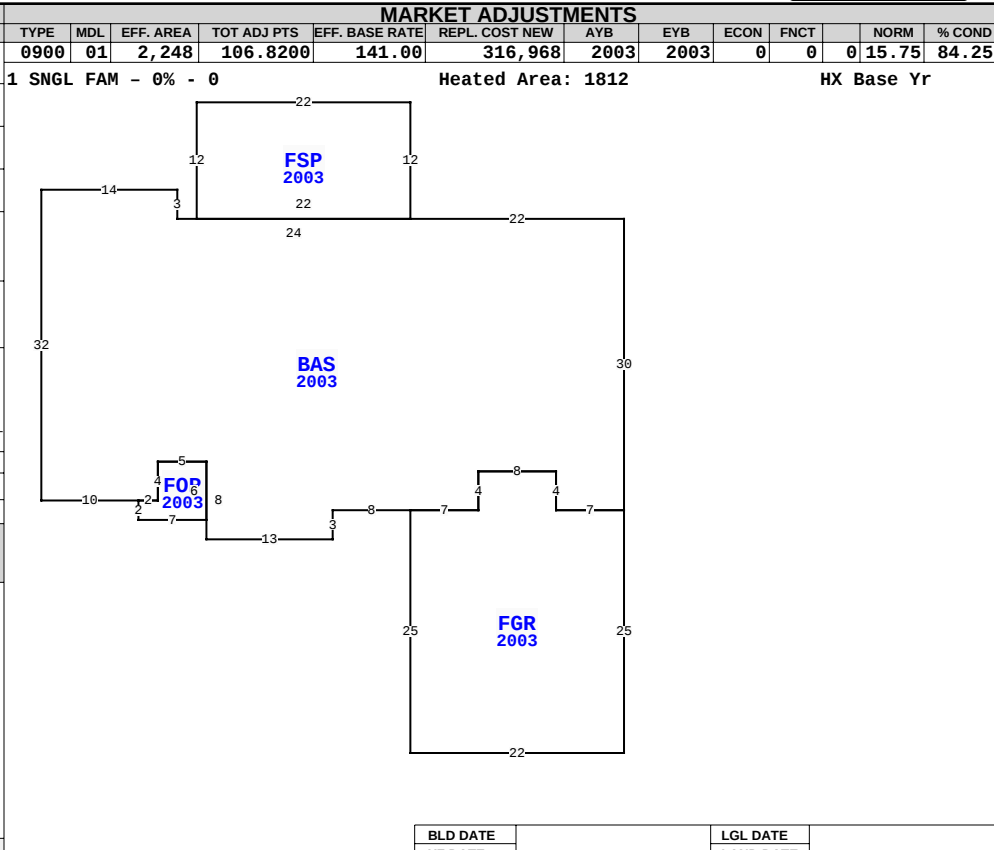
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,812	100	2003	1,812	215,252
FGR	582	55	2003	320	38,014
FOP	34	30	2003	10	1,188
FSP	264	40	2003	106	12,592
TOTALS	2,692			2,248	267,046

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,996.00	SF	4.00	4.00	
2	0510	GARAGE WD-	0	0	20	16	320.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	



44036 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										304,584	
TOTAL MARKET OB/XF VALUE										13,859	
TOTAL LAND VALUE - MARKET										60,000	
TOTAL MARKET VALUE										378,443	
SOH/AGL Deduction										18,522	
ASSESSED VALUE										359,921	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										359,921	
TOTAL JUST VALUE										378,443	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										365,411	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012919	GARAGE	92,304	09/23/2021
R1904287	REPAIR/RRF	0	04/26/2019
B11490	NEW CONSTR	134,600	11/01/2003
R5309	REPAIR/RRF	1,650	11/01/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1616/1835	4/24/2009	WD	Q	I	01	213,500	
GRANTOR: HEDRICK DAVID D & SAN							
GRANTEE: LOCKWOOD KENNETH L							
1616/1834	4/24/2009	WD	U	I	11	100	
GRANTOR: HEDRICK DAVID D & SAN							
GRANTEE: HEDRICK DAVID D & S							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003] W22 FSP=[YR=2003] N12 W22 S12 E22\$ W24 N3 W14 S32 E10 FOP=[YR=2003] S2 E7 N6 W5 S4 W2\$ E2 N4 E5 S8 E13 N3 E8 FGR=[YR=2003] S25 E22 N25 W7 N4 W8 S4 W7\$ E7 N4 E8 S4 E7 N30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0		PUD	0.00	0.00	1.00	LT	

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