LOT 11
GREEN MEADOWS #2 PB 6/343

WHITAKER SKYLER/ASHCRAFT LACY
44048 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2025

09-1N-25-0671-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

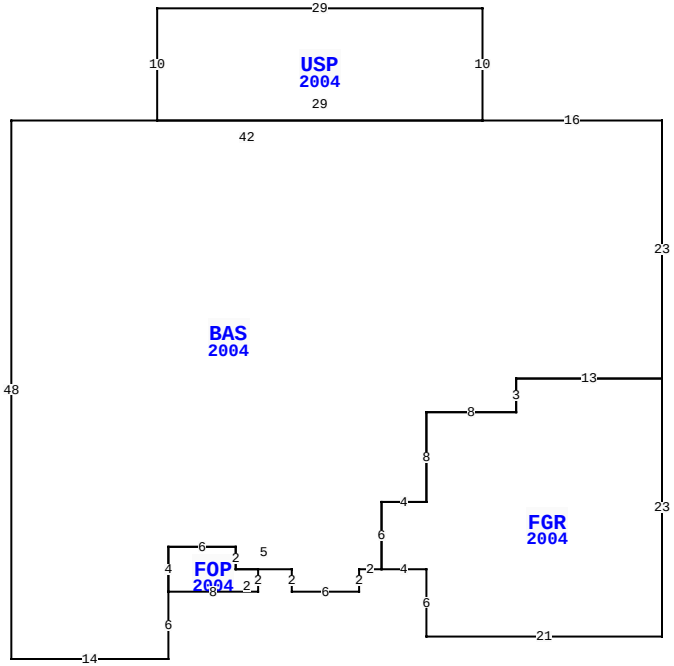
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,075	100	2004	2,075	244,139
FGR	483	55	2004	266	31,297
FOP	28	30	2004	8	941
USP	290	30	2004	87	10,237
TOTALS	2,876			2,436	286,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,436	104.8600	138.42	337,191	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2023 Heated Area: 2075 HX Base Yr 2023



44048 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		286,612
TOTAL MARKET OB/XF VALUE		5,704
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		352,316
SOH/AGL Deduction		4,370
ASSESSED VALUE		347,946
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		297,224
TOTAL JUST VALUE		352,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B12911	NEW CONSTR	156,222	05/01/2004
R6230	REPAIR/RRF	2,200	05/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0351	8/19/2022	WD	Q	I	01	418,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: WHITAKER SKYLER & L						
2560/0576	4/28/2022	WD	U	I	37	392,900
GRANTOR: POLING JEFFREY & RUTH						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W16 USP=[YR=2004] N10 W29 S10 E29$ W42 S48 E14 N6 FOP=[YR=2004] E8 N2 W2 N2 W6 S4$ N4 E6 S2 E5 S2 E6 N2 E2 FGR=[YR=2004] E4 S6 E21 N23 W13 S3 W8 S8 W4 S6$ N6 E4 N8 E8 N3 E13 N23$.

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	1,718.00	SF	4.00	4.00	100	2004	2004	3	83	5,704	

LAND DESCRIPTION

TOTAL OB/XF 5,704

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