LOT 14
IN OR 1227/385
GREEN MEADOWS #2 PB 6/343

PHOMMACHANH BOUNNHONG
44140 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2025

09-1N-25-0671-0014-0000

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		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

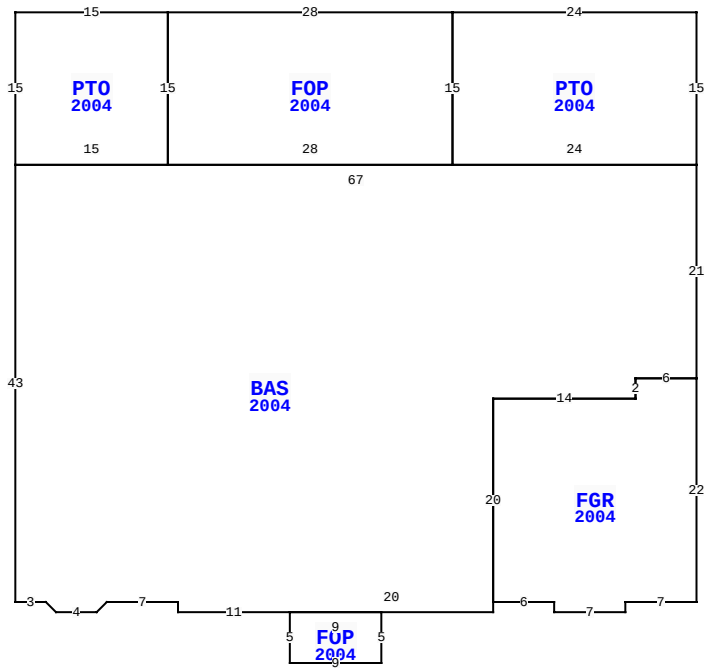
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,505	100	2004	2,505	295,173
FGR	419	55	2004	230	27,102
FOP	45	30	2004	14	1,650
FOP	420	30	2004	126	14,847
PTO	225	5	2004	11	1,296
PTO	360	5	2004	18	2,121
TOTALS	3,974			2,904	342,188

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,904	100.5800	132.77	385,564	2004	2009	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2005 Heated Area: 2505 HX Base Yr 2005



44140 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		342,188
TOTAL MARKET OB/XF VALUE		7,931
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		410,119
SOH/AGL Deduction		217,237
ASSESSED VALUE		192,882
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		137,160
TOTAL JUST VALUE		410,119
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
Z8009837	REPAIR/RRF	0	12/01/2018
B13052	NEW CONSTR	176,768	06/01/2004
R6311	REPAIR/RRF	2,200	06/01/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1227/0385	5/03/2004	WD	U	V	19	40,000

GRANTOR: GREENE KENNETH L & DA
GRANTEE: PHOMMACHANH AMPHAVA

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2004] W24 FOP=[YR=2004] W28 PTO=[YR=2004] W15 S15
BAS=[YR=2004] S43 E3 D1 R1 E4 R1 U1 E7 S1 E11
FOP=[YR=2004] S5 E9 N5 W9$ E20 N1 FGR=[YR=2004] E6 S1 E7 N1
E7 N22 W6 S2 W14 S20$ N20 E14 N2 E6 N21 W67$ E15 N15$ S15 E28
N15$ S15 E24 N15$.

EXTRA FEATURES

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	2,389.00	SF	4.00	4.00	100	2004	2004	3	83	7,931	

LAND DESCRIPTION

TOTAL OB/XF 7,931

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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