

LOT 16
IN OR 1893/677
GREEN MEADOWS #2 PB 6/343

JOHNS CHRISTOPHER L
44186 GREEN MEADOWS LN
CALLAHAN, FL 32011

2025

09-1N-25-0671-0016-0000



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
BAS	2,257	100
FGR	441	55
FOP	22	30
USP	220	30
TOTALS	2,940	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,573	102.7200	135.59	348,873	2003	2008	0	0	0 12.00	88.00	
1 SNGL FAM - 100% - 2014 Heated Area: 2257 HX Base Yr 2014												
44186 GREEN MEADOWS LN, CALLAHAN												

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					324,712				
TOTAL MARKET OB/XF VALUE					5,766				
TOTAL LAND VALUE - MARKET					60,000				
TOTAL MARKET VALUE					390,478				
SOH/AGL Deduction					190,861				
ASSESSED VALUE					199,617				
TOTAL EXEMPTION VALUE					HX HB		50,722		
BASE TAXABLE VALUE					148,895				
TOTAL JUST VALUE					390,478				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					375,967				

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