LOT 17
GREEN MEADOWS #2 PB 6/343

STEWART JAY PAUL & VICTORIA
44208 GREEN MEADOWS LN
CALLAHAN, FL 32011

2025

09-1N-25-0671-0017-0000

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	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
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

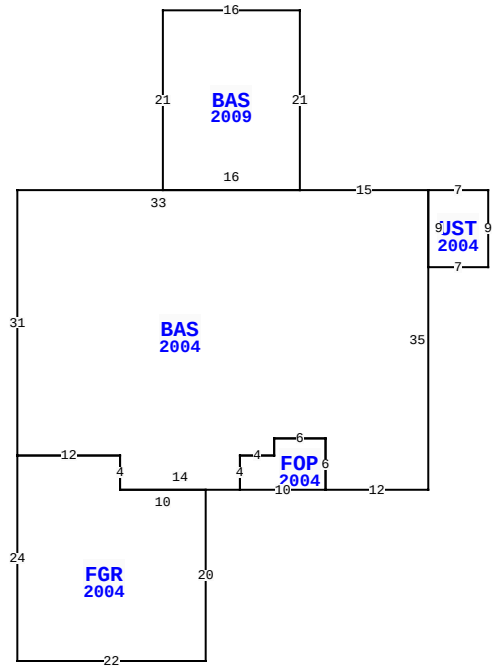
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,580	100	2004	1,580	189,363
BAS	336	100	2009	336	40,270
FGR	488	55	2004	268	32,120
FOP	52	30	2004	16	1,918
UST	63	45	2004	28	3,356
TOTALS	2,519			2,228	267,026

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,228	106.8200	141.00	314,148	2004	2004	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2024 Heated Area: 1916 HX Base Yr 2024



44208 GREEN MEADOWS LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		267,026
TOTAL MARKET OB/XF VALUE		51,463
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		378,489
SOH/AGL Deduction		0
ASSESSED VALUE		378,489
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		327,767
TOTAL JUST VALUE		378,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		368,129

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530105	SWIM POOL	30,000	03/01/2015
R11837	REPAIR/RRF	1,200	04/01/2009
B22401	ADDITION	20,000	04/01/2009
B11989	NEW CONSTR	114,429	11/01/2003
R5628	REPAIR/RRF	1,850	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/0726	3/10/2023	WD	Q	I	01	462,000
GRANTOR: VAN DELINDER JOEL E						
GRANTEE: STEWART JAY PAUL &						
1191/0358	11/25/2003	WD	U	I	13	40,000
GRANTOR: GREENE KENNETH L & DA						
GRANTEE: VAN DELINDER JOEL E						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=2004] W7 BAS=[YR=2004] W15 BAS=[YR=2009] N21 W16 S21 E16$ W33 S31 FGR=[YR=2004] S24 E22 N20 W10 N4 W12$ E12 S4 E14 FOP=[YR=2004] E10 N6 W6 S2 W4 S4$ N4 E4 N2 E6 S6 E12 N35 $ S9 E7 N9$.

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	1,905.00	SF	4.00	4.00	100	2004	2004	3	83	6,325	
2	0855	CONC PAVER	0	100	0	0	315.00	SF	7.00	7.00	100	2010	2010	3	90	1,985	
3	0861	POOL GUNIT	0	100	0	0	552.00	SF	85.00	85.00	100	2016	2016	3	78	36,598	
4	0855	CONC PAVER	0	100	0	0	690.00	SF	10.00	10.00	100	2016	2016	3	95	6,555	

LAND DESCRIPTION

TOTAL OB/XF 51,463

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	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	60,000.00	60,000.00	60,000							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS