LOT 19
GREEN MEADOWS #2 PB 6/343

HONEYCUTT JOSHUA & YANNERI
44266 GREEN MEADOWS LANE
CALLAHAN, FL 32011

2025

09-1N-25-0671-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

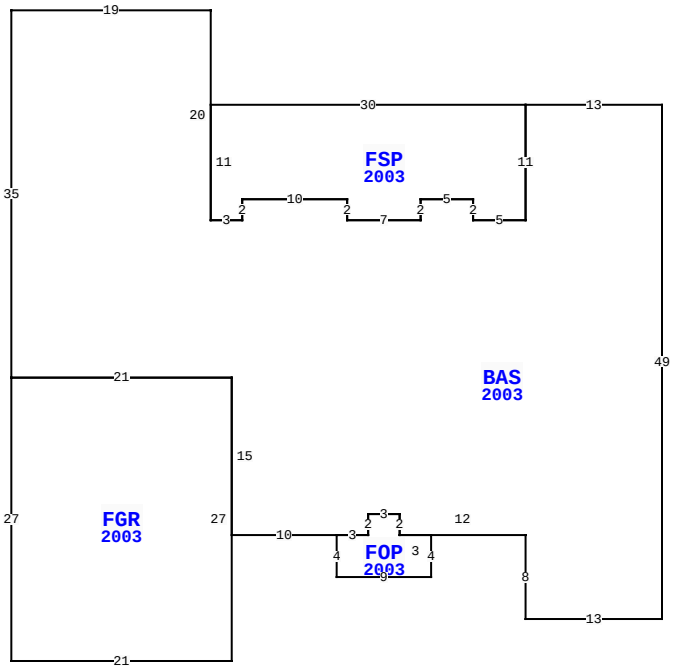
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,196	100	2003	2,196	262,025
FGR	567	55	2003	312	37,228
FOP	42	30	2003	13	1,551
FSP	300	40	2003	120	14,318
TOTALS	3,105			2,641	315,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,641	102.7200	135.59	358,093	2003	2008	0	0	0	12.00	88.00

1 SNGL FAM – 0% - 0 Heated Area: 2196 HX Base Yr



44266 GREEN MEADOWS LN, CALLAHAN

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

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	86	3,010	
2	0812	CONCRETE C	0	0	0	0	2,098.00	SF	4.00	4.00	100	2003	2003	3	82	6,881	
3	1242	WD DECK A	0	0	0	0	180.00	SF	10.00	10.00	100	2012	2012	3	50	900	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	332,081
TOTAL MARKET OB/XF VALUE	10,791
TOTAL LAND VALUE - MARKET	60,000
TOTAL MARKET VALUE	402,872
SOH/AGL Deduction	36,711
ASSESSED VALUE	366,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	366,161
TOTAL JUST VALUE	402,872
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	388,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21011268	REPAIR/RRF	23,036	08/25/2021
B23533	ADDITION	33,723	04/01/2010
B10761	NEW CONSTR	157,714	11/01/2003
R4789	REPAIR/RRF	2,100	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2796/1731	6/18/2025	WD	Q	I	01	475,000
GRANTOR: PEREZ MARCUS						
GRANTEE: HONEYCUTT JOSHUA &						
2274/1074	5/08/2019	WD	Q	I	01	295,000
GRANTOR: ROMAN JOSHUA T & MELI						
GRANTEE: PEREZ MARCUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W13 FSP=[YR=2003] W30 S11 E3 N2 E10 S2 E7 N2 E5 S2 E5 N11$ S11 W5 N2 W5 S2 W7 N2 W10 S2 W3 N20 W19 S35 FGR=[YR=2003] S27 E21 N27 W21$ E21 S15 E10 FOP=[YR=2003] S4 E9 N4 W3 N2 W3 S2 W3$ E3 N2 E3 S2 E12 S8 E13 N49$.

LAND DESCRIPTION

TOTAL OB/XF 10,791

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

REVIEW DATE 11/02/2021 BY KB Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

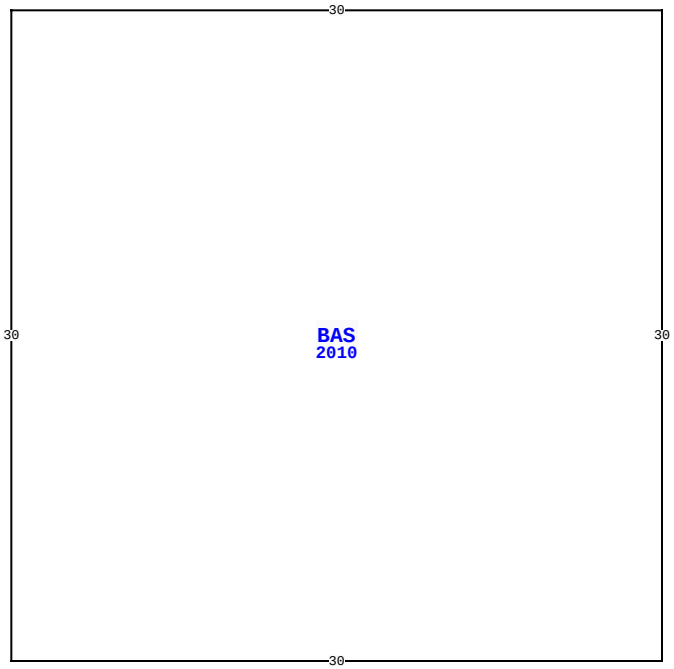
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2010	900	16,959
TOTALS	900			900	16,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	62.1000	22.98	20,682	2010	2010	0	0	0	18.00	82.00

2 GARAGE RES – 0% - 0 Heated Area: 900 HX Base Yr



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PREVIOUS YEAR MKT VALUE	388,390

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GRANTEE: HONEYCUTT JOSHUA &						
2274/1074	5/08/2019	WD	Q	I	01	295,000
GRANTOR: ROMAN JOSHUA T & MELI						
GRANTEE: PEREZ MARCUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W30 S30 E30 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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