LOT 21
GREEN MEADOWS #2 PB 6/343

BURNSED KIMBERLY G L/E/
44330 GREEN MEADOWS LN
CALLAHAN, FL 32011

2025

09-1N-25-0671-0021-0000

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	11	CLAY TILE 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

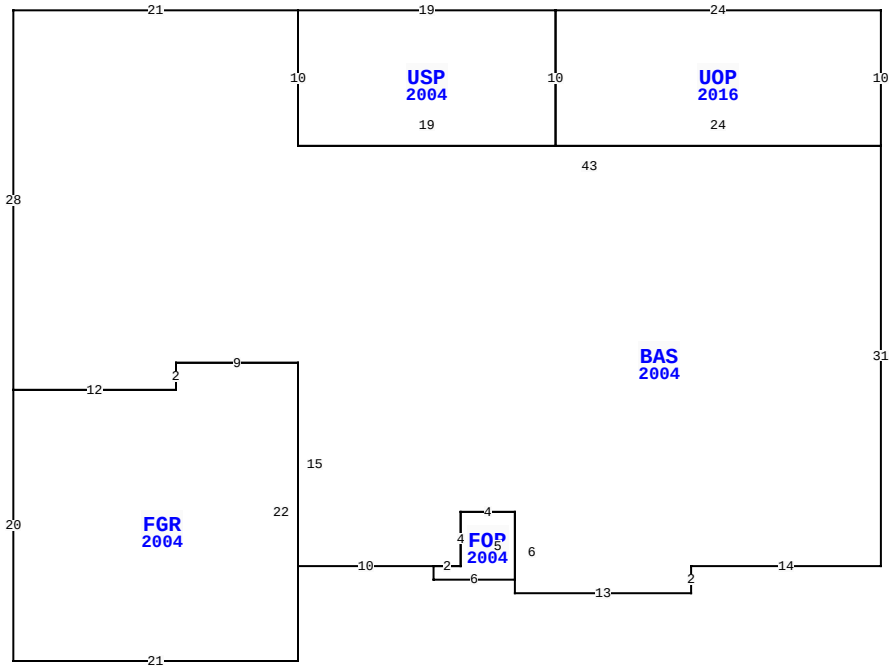
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,913	100	2004	1,913	247,962
FGR	438	55	2004	241	31,238
FOP	22	30	2004	7	907
UOP	240	20	2016	48	6,221
USP	190	30	2004	57	7,388
TOTALS	2,803			2,266	293,717

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,266	110.6420	146.05	330,949	2004	2009	0	0	0	11.25	88.75

1 SNGL FAM – 100% - 2015 Heated Area: 1913 HX Base Yr 2015



44330 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		311,056
TOTAL MARKET OB/XF VALUE		7,853
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		378,909
SOH/AGL Deduction		178,621
ASSESSED VALUE		200,288
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,566
TOTAL JUST VALUE		378,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009759	REPAIR/RRF	12,920	12/01/2018
B11828	NEW CONSTR	136,772	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/197	4/03/2025	LE	U	I	11	100
GRANTOR: BURNSED KIMBERLY G						
GRANTEE: KELLY SAMANTHA N						
1645/0489	10/22/2009	QC	U	I	11	100
GRANTOR: BURNSED LESLIE SHANE						
GRANTEE: BURNSED KIMBERLY G						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2016] W24 USP=[YR=2004] W19 BAS=[YR=2004] W21 S28 FGR=[YR=2004] S20 E21 N22 W9 S2 W12$E12 N2 E9 S15 E10 FOP=[YR=2004] S1 E6 N5 W4 S4 W2$ E2 N4 E4 S6 E13 N2 E14 N31 W43 N10$ S10 E19 N10$ S10 E24 N10$.

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	2,183.00	SF	4.00	4.00	100	2004	2004	3	83	7,248	
2	0810	CONCRETE A	0	100	12	8	96.00	SF	6.50	6.50	100	2019	2019	3	97	605	

LAND DESCRIPTION

TOTAL OB/XF 7,853

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 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS

LOT 21
GREEN MEADOWS #2 PB 6/343

BURNSED KIMBERLY G L/E/
44330 GREEN MEADOWS LN
CALLAHAN, FL 32011

2025

09-1N-25-0671-0021-0000

NASSAU COUNTY PROPERTY

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

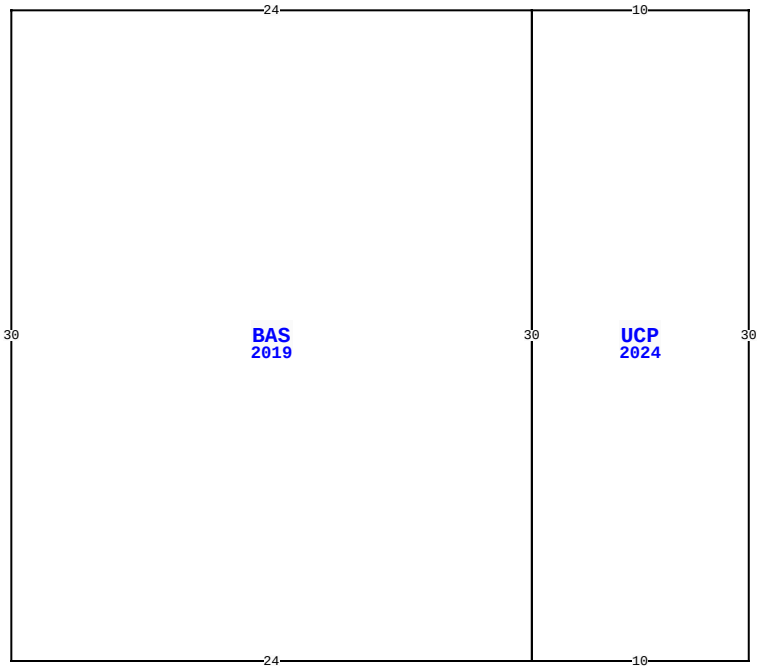
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8017.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2019	720	16,006
UCP	300	20	2024	60	1,334
TOTALS	1,020			780	17,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	780	63.2500	23.40	18,252	2019	2019	0	0	0	5.00	95.00

2 GARAGE RES – 100% - 2015 Heated Area: 720 HX Base Yr 2015



44330 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		311,056
TOTAL MARKET OB/XF VALUE		7,853
TOTAL LAND VALUE - MARKET		60,000
TOTAL MARKET VALUE		378,909
SOH/AGL Deduction		178,621
ASSESSED VALUE		200,288
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,566
TOTAL JUST VALUE		378,909
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		365,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2779/197	4/03/2025	LE	U	I	11	100
GRANTOR: BURNSED KIMBERLY G						
GRANTEE: KELLY SAMANTHA N						
1645/0489	10/22/2009	QC	U	I	11	100
GRANTOR: BURNSED LESLIE SHANE						
GRANTEE: BURNSED KIMBERLY G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W24 S30 E24 N30 $
UCP=[YR=2024;ORIG=0,0] E10 S30 W10 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

REVIEW DATE 05/10/2024 BY TWA Total Acres: 0.00 Total Land Value: 60,000 Market: 0 Agricultural: 0 Common: 60,000 PRINTED 07/30/2025 BY SYS