E1/2 OF LOT 5 & PT OF LOT 6
IN OR 1614/523
EAST GRAY GABLES SUB PB 2/50

NELSON PATSY RUTH &/PAGE DELECIA
44078 MCKENDREE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2760-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

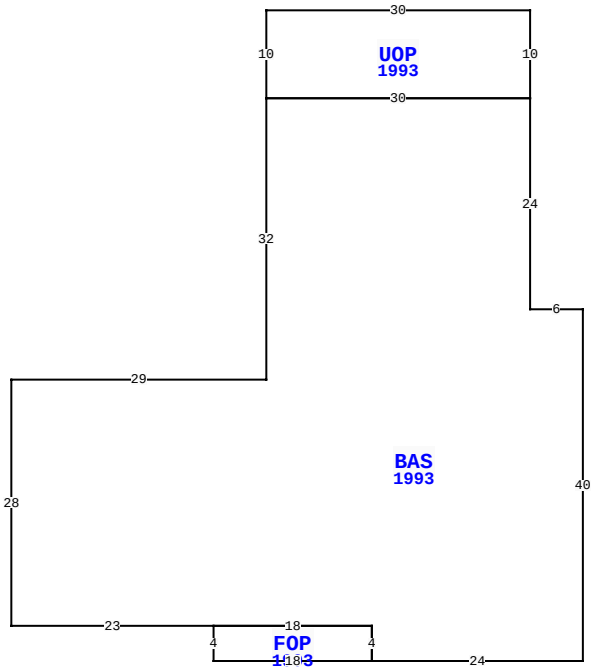
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,924	100	2,924	191,642
FOP	72	30	22	1,442
UOP	300	20	60	3,933
TOTALS	3,296		3,006	197,016

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,006	95.9376	86.58	260,259	1957	1970	0	0	0	24.30	75.70

1 SINGLE FAM – 100% - 0 Heated Area: 2924 HX Base Yr



44078 MCKENDREE DR, 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		197,016
TOTAL MARKET OB/XF VALUE		5,475
TOTAL LAND VALUE - MARKET		51,100
TOTAL MARKET VALUE		253,591
SOH/AGL Deduction		132,163
ASSESSED VALUE		121,428
TOTAL EXEMPTION VALUE	HX HB WX SL	121,428
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		253,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,112

BLDG:1:1: KB 8/17/21 ADJ EYB DUE TO NEW ROOF
MISC WD DCKS NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7473	REPAIR/RRF	2,700	08/22/1991
2966	H/AC	4,875	04/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1614/0523	3/31/2009	QC	U	I	11	8,000
GRANTOR: NELSON PATSY RUTH						
GRANTEE: NELSON PATSY RUTH E						
0098/0005	1/01/1969	TA	U	I		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W30 S10 BAS=[YR=1993] S32 W29 S28 E23
FOP=[YR=1993] S4 E18 N4 W18$ E18 S4 E24 N40 W6 N24 W30 $ E30 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
2	0803	ASPHALT C	0	100	0	0	2,258.00	SF	1.40	1.40	100	1982	1982	3	50	1,581	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
4	1242	WD DECK A	0	100	12	13	156.00	SF	10.00	10.00	100	1986	1986	3	20	312	
5	0940	SHEDS/PORT	0	100	12	20	240.00	SF	19.50	19.50	100	1980	1980	3	20	936	
6	0810	CONCRETE A	0	100	4	60	240.00	SF	6.50	6.50	100	1980	1980	3	35	546	

LAND DESCRIPTION

TOTAL OB/XF 5,475

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	000115	C	SFR ACRES	100	0006	RM	0.00	0.00	1.46	AC		1.00	1.00	1.00	35,000.00	35,000.00	51,100							

REVIEW DATE 08/17/2021 BY KBA Total Acres: 1.46 Total Land Value: 51,100 Market: 0 Agricultural: 0 Common: 51,100 PRINTED 08/02/2023 BY SYS