LOT 7
IN OR 725 PG 200
EAST GRAY GABLES SUB PB 2/50

MCKENDREE DAVID B & LORI D
44001 PAPA TOM LANE
CALLAHAN, FL 32011

2023

04-1N-25-2760-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

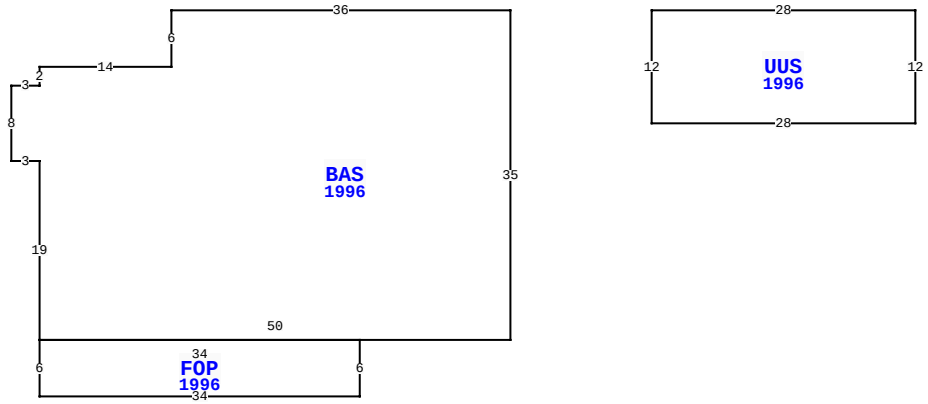
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,690	100	1,690	139,549
FOP	204	30	61	5,037
UUS	336	50	168	13,873
TOTALS	2,230		1,919	158,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,919	104.8600	94.64	181,614	1996	1996	0	0	0	12.75	87.25

3 SINGLE FAM – 100% - 1997 Heated Area: 1690 HX Base Yr 1997



44001 PAPA TOM 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		158,458
TOTAL MARKET OB/XF VALUE		3,311
TOTAL LAND VALUE - MARKET		72,135
TOTAL MARKET VALUE		233,904
SOH/AGL Deduction		108,025
ASSESSED VALUE		125,879
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,879
TOTAL JUST VALUE		233,904
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,093

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951906	NEW CONSTR	80,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0725/0200	3/07/1995	WD	U	V	01	100

GRANTOR: MCKENDREE BRANTLEY &
GRANTEE: MCKENDREE DAVID & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W36 S6 W14 S2 W3 S8 E3 S19 FOP=[YR=1996] S6 E34 N6 W34$ E50 N35$ PTR=E15 UUS=[YR=1996] E28S12 W28 N12$ W15$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0940	SHEDS/PORT	0	100	10	12	120.00	SF	21.30	21.30	100	1996	1996	3	20	511	

LAND DESCRIPTION

TOTAL OB/XF 3,311

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	2.29	AC		1.00	1.00	0.90	35,000.00	31,500.00	72,135							

REVIEW DATE 08/17/2021 BY KBA Total Acres: 2.29 Total Land Value: 72,135 Market: 0 Agricultural: 0 Common: 72,135 PRINTED 08/02/2023 BY SYS