

PT OF LOTS 8 10 & 11
IN OR 899/1349
EAST GRAY GABLES SUB PB 2/50

SALMON DANIEL M & CHERYL A
44204 MCKENDREE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2760-0008-0020



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	20
Roof Structur	03
Roof Cover	03
Interior Wall	05
Interior Floo	12
Interior Floo	11
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1
Units	0
BUD8 Adjustme	06
Occupancy	00

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	1,120	100	1,120	102,393
BAS	880	100	880	80,451
FCP	380	25	95	8,685
FSP	190	40	76	6,948
FSP	240	40	96	8,776
FST	120	55	66	6,034
FST	32	55	18	1,646
PTO	90	5	4	366

TOTALS 3,052 2,355 215,298

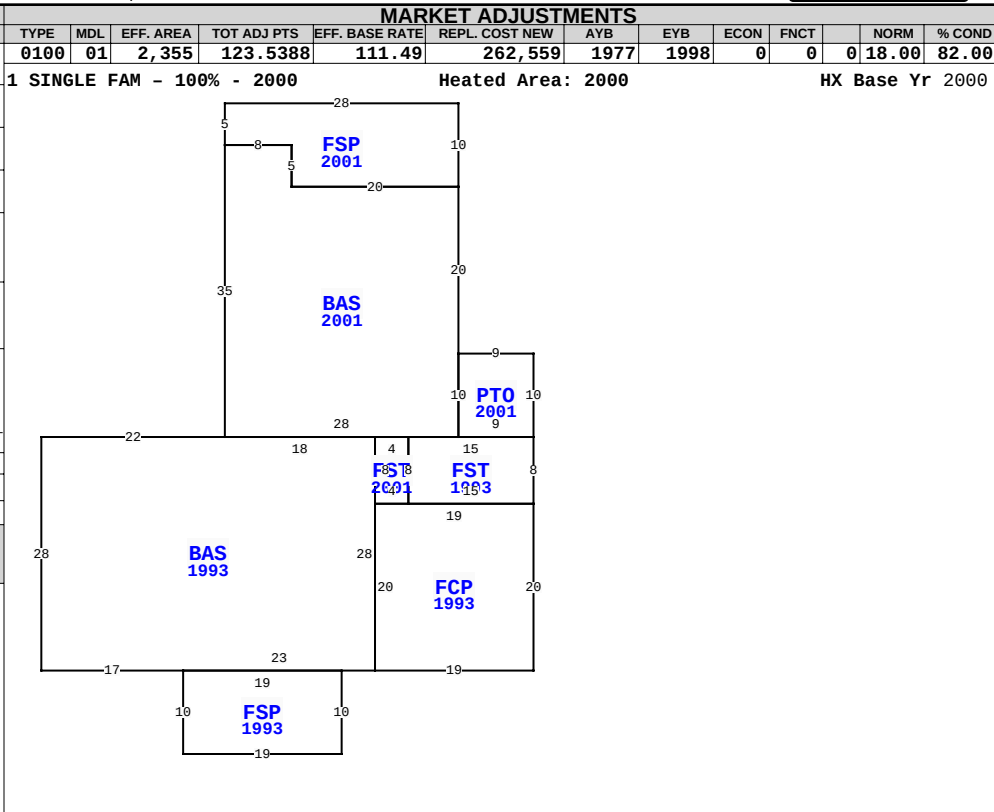
EXTRA FEATURES

L N	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	1980	1980	3	49	1,715	
2	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20	5.20	100	1980	1980	3	35	1,529	
3	0940	SHEDS/PORT	0	100	0	0	120.00	SF	20.10	20.10	100	1980	1980	3	20	482	
4	0681	POLE SHED	0	100	12	12	144.00	SF	10.50	10.50	100	1995	1995	3	24	363	
5	1242	WD DECK A	0	100	18	4	72.00	SF	10.00	10.00	100	2007	2007	3	35	252	
6	2700	QUONSET LW	0	100	38	18	684.00	SF	12.00	12.00	100	2008	2008	3	64	5,253	
7	0811	CONCRETE B	0	100	30	16	480.00	SF	5.20	5.20	100	2008	2008	3	90	2,246	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RM	0.00	0.00	2.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,000							

REVIEW DATE 01/31/2020 BY KBA



44204 MCKENDREE DR, CALLAHAN

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

TOTAL OB/XF 11,840

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RM	0.00	0.00	2.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,000							

Total Acres: 2.40 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE		215,298
TOTAL MARKET OB/XF VALUE		11,840
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		311,138
SOH/AGL Deduction		157,862
ASSESSED VALUE		153,276
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		103,276
TOTAL JUST VALUE		311,138
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,483

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703321	REPAIR/RRF	12,243	05/01/2017
B21064	DETACHED GARAGE	10,750	02/01/2008
E006870	NEW CONSTR	600	05/01/2000
M004405	H/AC	5,000	05/01/2000
B996652	ADDITION	37,940	12/01/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U
0899/1349	9/17/1999	WD U	I
GRANTOR: SALMON DANIEL & VIRGI			
GRANTEE: SALMON DANIEL & CHE			
0719/0522	12/01/1994	WD U	I
GRANTOR: SALMON ALICE L & JOSE			
GRANTEE: SALMON DANIEL M & V			

SALE PRICE	RSN CD
40,000	01
100	18

BUILDING NOTES

BUILDING DIMENSIONS	
PTO=[YR=2001]	W9 BAS=[YR=2001]
N20 FSP=[YR=2001]	N10 W28
S5 E8 S5 E20 \$ W20 N5 W8 S35 BAS=[YR=1993]	W22 S28 E17
FSP=[YR=1993]	S10 E19 N10 W19 \$ E23 FCP=[YR=1993]
E19 N20	FST=[YR=1993]
N8 W15 FST=[YR=2001]	W4 S8 E4 N8 \$ S8 E15 \$
W19 S20 \$ N28 W18 \$ E28 N10 \$ S10 E9 N10 \$	

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