E1/2 OF LOT 11
IN OR 1699/982
EAST GRAY GABLES SUB PB 2/50

ROY JAMI ANITA &/MOBLEY KATIE D
44248 MCKENDREE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2760-0011-0010

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	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

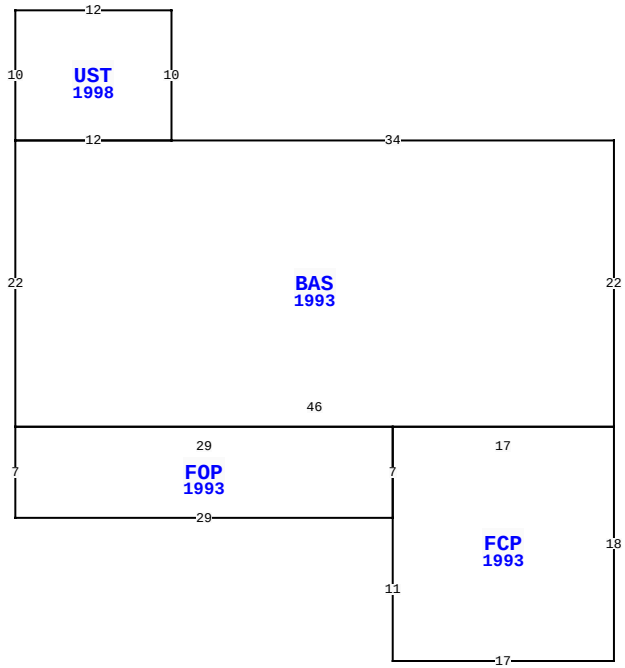
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	82,266
FCP	306	25	76	6,178
FOP	203	30	61	4,959
UST	120	45	54	4,389
TOTALS	1,641		1,203	97,792

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,203	116.6000	105.23	126,592	1959	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 100% - 2011 Heated Area: 1012 HX Base Yr 2011



44248 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		97,792
TOTAL MARKET OB/XF VALUE		1,495
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		134,287
SOH/AGL Deduction		62,919
ASSESSED VALUE		71,368
TOTAL EXEMPTION VALUE	HX HB	46,368
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		134,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		117,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3683	REPAIR/RRF	4,750	11/01/2001
01017	OTHER	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1699/0982	6/15/2010	QC	U	I	11	100
GRANTOR: MOBLEY KATIE D						
GRANTEE: ROY JAMI A & KATIE						
1629/0418	6/29/2009	QC	U	I	11	41,500
GRANTOR: STEVENSON JOYCE D						
GRANTEE: MOBLEY KATIE D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 UST=[YR=1998] N10 W12 S10 E12$ W12 S22
FOP=[YR=1993] S7 E29 FCP=[YR=1993] S11 E17 N18 W17 S7 $ N7
W29$ E46 N22$.

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	0350	CARPORT WD	0	100	20	20	400.00	SF	13.00	13.00	100	1970	1970	3	20	1,040	
2	0940	SHEDS/PORT	0	100	10	6	60.00	SF	19.50	19.50	100	2003	2003	3	22	257	
3	1242	WD DECK A	0	100	12	10	120.00	SF	7.50	7.50	100	2003	2003	3	22	198	

LAND DESCRIPTION

TOTAL OB/XF 1,495

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS