

PT OF LOT 12 IN OR 2626/634
(EX OR 958/850)
EAST GRAY GABLES SUB PB 2/50

LEE TAMMY L/E/
44314 MCKENDREE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2760-0012-0020



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																	
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																																			
Exterior Wall	05	AVERAGE 70	0100	01	2,219	108.6820	98.09	217,662	1963	1983	0	0	20.75	79.25	VALUATION BY STANDARD																																			
Exterior Wall	19	COMMON BRK 30	1 SINGLE FAM - 0% - 2023												Heated Area: 2153												HX Base Yr																							
Roof Structur	03	GABLE/HIP 100	36 30 30 36 11 5 5 11 19 19 24 24 36 3 3 FEP 2002 BAS 1993 BAS 2003 FEP 2002												BAS 2003												BAS 1993												BAS 2003											
Roof Cover	12	MODULAR MT 100													BAS 1993												BAS 1993												BAS 1993											
Interior Wall	05	DRYWALL 90													BAS 1993												BAS 1993												BAS 1993											
Interior Wall	04	PLYWOOD 10													BAS 1993												BAS 1993												BAS 1993											
Interior Floo	08	SHT VINYL 60													BAS 1993												BAS 1993												BAS 1993											
Interior Floo	13	LVT/LAMNT 40													BAS 1993												BAS 1993												BAS 1993											
Air Condition	03	CENTRAL 100													BAS 1993												BAS 1993												BAS 1993											
Heating Type	04	AIR DUCTED 100													BAS 1993												BAS 1993												BAS 1993											
Bedrooms		3 100													BAS 1993												BAS 1993												BAS 1993											
Bathrooms		2 100													BAS 1993												BAS 1993												BAS 1993											
Frame	02	WOOD FRAME 100	BAS 1993												BAS 1993												BAS 1993																							
Stories	1.	1. 100	BAS 1993												BAS 1993												BAS 1993																							
Units		0 100	BAS 1993												BAS 1993												BAS 1993																							
Occupancy	00	NONE 100	BAS 1993												BAS 1993												BAS 1993																							
Quality			03	Quality Level 03												BAS 1993												BAS 1993																						
DOR CODE			0100	SINGLE FAMILY												BAS 1993												BAS 1993																						
MAP NUM				MKT AREA												BAS 1993												BAS 1993																						
NEIGHBORHOOD/LOC			8006.00	BAS 1993												BAS 1993												BAS 1993																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	BAS 1993												BAS 1993												BAS 1993																					
BAS	209	100	209	16,247	BAS 1993												BAS 1993												BAS 1993																					
BAS	864	100	864	67,164	BAS 1993												BAS 1993												BAS 1993																					
BAS	1,080	100	1,080	83,955	BAS 1993												BAS 1993												BAS 1993																					
FEP	55	80	44	3,420	BAS 1993												BAS 1993												BAS 1993																					
FOP	75	30	22	1,710	BAS 1993												BAS 1993												BAS 1993																					
TOTALS			2,283	2,219	172,497	BAS 1993												BAS 1993												BAS 1993																				
EXTRA FEATURES					44280 MCKENDREE DR, CALLAHAN												BAS 1993												BAS 1993																					
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	BAS 1993																																
2	0940	SHEDS/PORT	0	0	12	24	288.00	SF	19.50	19.50	100	1993	1993	3	20	1,123		BAS 1993																																
3	1242	WD DECK A	0	0	25	10	250.00	SF	7.00	7.00	100	1995	1995	3	20	350		BAS 1993																																
4	0350	CARPORT WD	0	0	16	16	256.00	SF	7.80	7.80	100	1995	1995	3	20	399		BAS 1993																																
5	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50	19.50	100	1995	1995	3	20	936		BAS 1993																																
6	0940	SHEDS/PORT	0	0	20	12	240.00	SF	19.50	19.50	100	1995	1995	3	20	936		BAS 1993																																
7	0940	SHEDS/PORT	0	0	24	10	240.00	SF	19.50	19.50	100	1995	1995	3	20	936		BAS 1993																																
8	0940	SHEDS/PORT	0	0	24	10	240.00	SF	19.50	19.50	100	1995	1995	3	20	936		BAS 1993																																
9	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	1995	1995	3	20	780		BAS 1993																																
10	0681	POLE SHED	0	0	25	12	300.00	SF	15.00	15.00	100	2009	2009	3	60	2,700		BAS 1993																																
11	0681	POLE SHED	0	0	16	10	160.00	SF	15.00	15.00	100	2009	2009	3	60	1,440		BAS 1993																																
LAND DESCRIPTION					TOTAL OB/XF												10,536												BAS 1993																					
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	0	0006	RM	0.00	0.00	1.11	AC		1.00	1.00	1.00	35,000.00	35,000.00	38,850																																	
REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.11 Total Land Value: 38,850 Market: 0 Agricultural: 0 Common: 38,850 PRINTED 08/02/2023 BY SYS																																																		

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ELEMENT		CD		CONSTRUCTION						TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND	VALUATION SUMMARY										6																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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