W1/2 OF LOT 16
(EX THE W'LY 1 FT OF LOT 16)
EAST GRAY GABLES SUB PB 2/50

SMITH JOHN M & LINDA
44213 MCKENDREE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2760-0016-0000

BUILDING CHARACTERISTICS

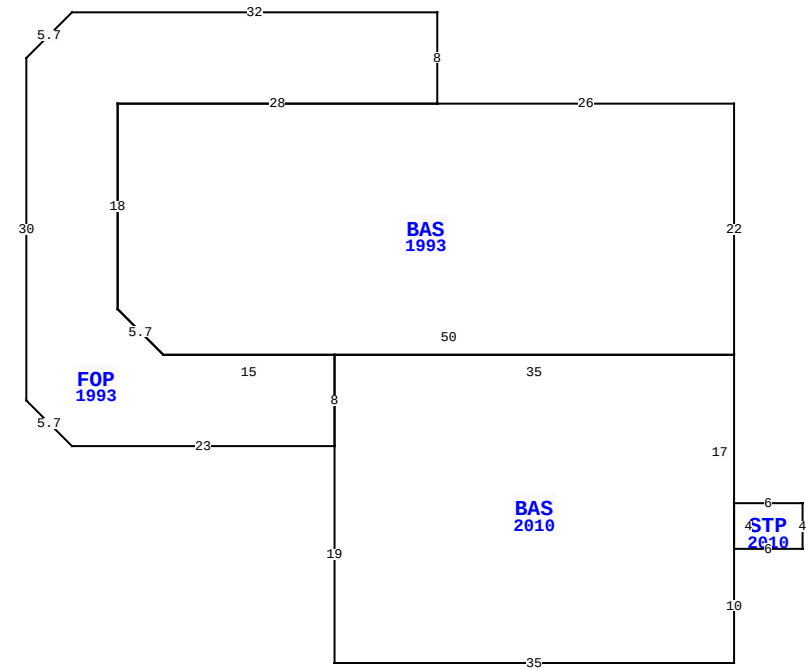
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,180	100	1,180	98,200
BAS	945	100	945	78,643
FOP	672	30	202	16,810
STP	24	10	2	166
TOTALS	2,821		2,329	193,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,329	112.1120	101.18	235,648	1954	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 0 Heated Area: 2125 HX Base Yr



44213 MCKENDREE DR, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,820
TOTAL MARKET OB/XF VALUE		4,686
TOTAL LAND VALUE - MARKET		82,250
TOTAL MARKET VALUE		280,756
SOH/AGL Deduction		150,591
ASSESSED VALUE		130,165
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,165
TOTAL JUST VALUE		280,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,839

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0105/0659	10/05/1970	WD	U	I	11	0

GRANTOR: MCKENDREE JAMES DANIE

GRANTEE: SMITH JOHN MARK & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] N8 W32 D4 L4 S30 R4 D4 E23
BAS=[YR=2010] S19 E35 N10 STP=[YR=2010] E6 N4 W6 S4$ N17 W35
S8$ N8 W15 L4 U4 N18 E28$ W28 S18 D4 R4 E50 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	8	16	128.00	SF	13.00	13.00	100	1980	1980	3	20	333	
2	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	1991	1991	3	20	3,360	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	20.10	20.10	100	1987	1987	3	20	482	
4	0810	CONCRETE A	0	100	0	0	102.00	SF	6.50	6.50	100	1998	1998	3	77	511	

LAND DESCRIPTION

TOTAL OB/XF 4,686

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			0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250							

REVIEW DATE 09/08/2020 BY KBA Total Acres: 2.35 Total Land Value: 82,250 Market: 0 Agricultural: 0 Common: 82,250 PRINTED 08/02/2023 BY SYS