LOTS 41 & 46
CASE #2012-CP-39 OR 1781/1230
& OR 1789/56 & OR 1823/489

STUDT SHELBY P &/PAGE DONALD R EST
44110 MCKENDREE DR
CALLAHAN, FL 32011

2023

04-1N-25-2780-0041-0000

BUILDING CHARACTERISTICS

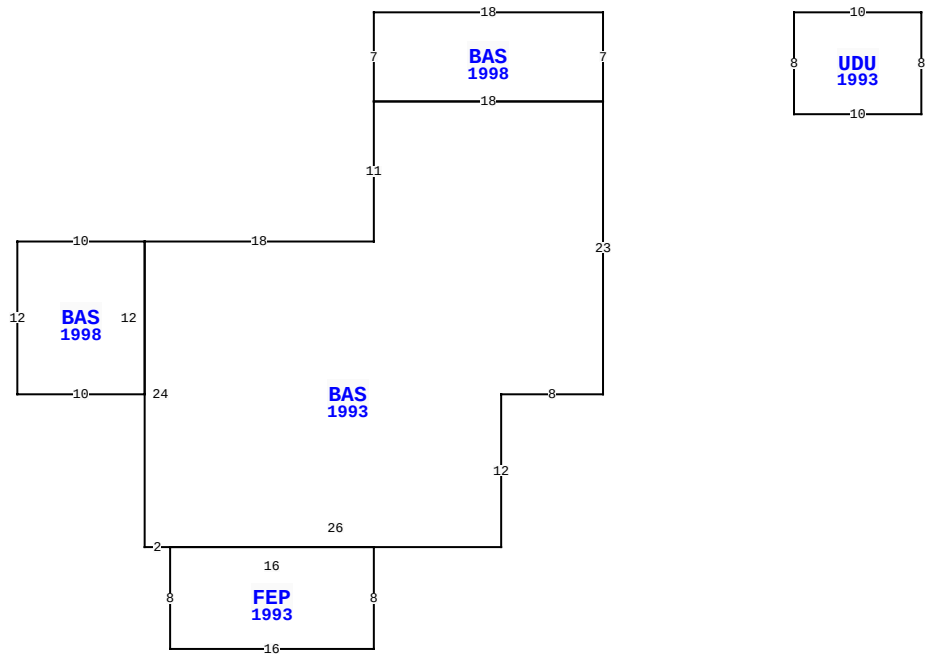
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	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	966	100	966	67,618
BAS	120	100	120	8,400
BAS	126	100	126	8,820
FEP	128	80	102	7,140
UDU	80	55	44	3,080
TOTALS	1,420		1,358	95,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,358	112.0000	101.08	137,267	1949	1965	0	0	0	30.75	69.25

1 SINGLE FAM – 0% - 0 Heated Area: 1212 HX Base Yr



44418 ARTESIAN BLVD, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	99,996
TOTAL MARKET OB/XF VALUE	5,539
TOTAL LAND VALUE - MARKET	81,000
TOTAL MARKET VALUE	186,535
SOH/AGL Deduction	17,608
ASSESSED VALUE	168,927
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,927
TOTAL JUST VALUE	186,535
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	169,021

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2592/1877	9/26/2022	QC	U	I	11	100
GRANTOR: PAGE DONALD RAY						
GRANTEE: STUDT SHELBY P						
1823/0489	10/27/2012	QC	U	I	11	100
GRANTOR: PAGE HAROLD R						
GRANTEE: STUDT SHELBY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W18 S7 BAS=[YR=1993] S11 W18 BAS=[YR=1998] W10 S12 E10 N12 $ S24 E2 FEP=[YR=1993] S8 E16 N8 W16 $ E26 N12 E8 N23 W18 $ E18 N7 $ PTR= E15 UDU=[YR=1993] E10 S8 W10 N8 $ 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	0811	CONCRETE B	0	0	10	70	700.00	SF	5.20	5.20	100	1984	1984	3	47	1,711	
3	0351	CARPORT MT	0	0	30	9	234.00	SF	10.00	10.00	100	1995	1995	3	20	468	
4	0812	CONCRETE C	0	0	0	0	1,855.00	SF	4.00	4.00	100	1975	1975	3	27	2,003	
6	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800	
7	0751	UOP	0	0	12	16	192.00	SF	10.00	10.00	100	2000	2000	3	29	557	

LAND DESCRIPTION

TOTAL OB/XF 5,539

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	0	0006	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	18,000.00	18,000.00	81,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 4.50 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS

LOTS 41 & 46
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44110 MCKENDREE DR
CALLAHAN, FL 32011

2023

04-1N-25-2780-0041-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

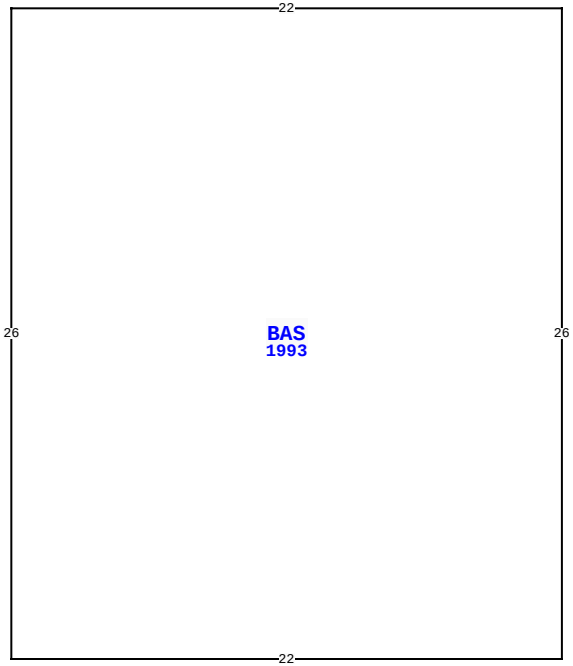
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	572	100	572	4,939
TOTALS	572		572	4,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	572	71.9611	17.27	9,878	1970	1970	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 572 HX Base Yr



44418 ARTESIAN BLVD, CALLAHAN

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1877	9/26/2022	QC	U	I	11	100
GRANTOR: PAGE DONALD RAY						
GRANTEE: STUDT SHELBY P						
1823/0489	10/27/2012	QC	U	I	11	100
GRANTOR: PAGE HAROLD R						
GRANTEE: STUDT SHELBY P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S26 E22 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/25/2022 BY KBA Total Acres: 4.50 Total Land Value: 81,000 Market: 0 Agricultural: 0 Common: 81,000 PRINTED 08/02/2023 BY SYS