

ANZENGRUBER KARL M SR
44315 MCKENDREE DR
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT CD CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
Exterior Wall 10 ABOVE AVG 100										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Roof Structur 03 GABLE/HIP 100										0100 01 1,961 117.5020 106.05 207,964 2015 2015 0 0 0 3.00 97.00										Tax Group: 1 Tax Dist: 201,725									
Roof Cover 03 COMP SHNGL 100										1 SINGLE FAM - 0% - 0 Heated Area: 1711 HX Base Yr										BUILDING MARKET VALUE 201,725									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 4,680									
Interior Floo 14 CARPET 60																				TOTAL LAND VALUE - MARKET 40,000									
Interior Floo 08 SHT VINYL 40																				TOTAL MARKET VALUE 246,405									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 39,209									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 207,196									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE 0									
Bathrooms 2 100																				BASE TAXABLE VALUE 207,196									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 246,405									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
Occupancy 00 NONE 100																				PREVIOUS YEAR MKT VALUE 210,497									
Quality 05 Quality Level 05																													
DOR CODE 0100 SINGLE FAMILY																													
MAP NUM MKT AREA 07																													
NEIGHBORHOOD/LOC 7003.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 1,711 100 1,711 176,008																													
FGR 420 55 231 23,763																													
FOP 49 30 15 1,543																													
PTO 70 5 4 411																													
TOTALS 2,250 1,961 201,725																													
EXTRA FEATURES										45568 INGLEHAM CIR, CALLAHAN																			
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 0810 CONCRETE A 0 0 0 0 750.00 SF 6.50 6.50 100 2015 2015 3 96 4,680																													