

PT OF LOTS 8 10 & 11
IN OR 2665/1385
EAST GRAY GABLES SUB PB 2/50

SALMON DANIEL M
44204 MCKENDREE DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2760-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,120	100	1,120	106,797
BAS	880	100	880	83,913
FCP	380	25	95	9,059
FSP	190	40	76	7,247
FSP	240	40	96	9,154
FST	120	55	66	6,294
FST	32	55	18	1,716
PTO	90	5	4	381

TOTALS 3,052 2,355 224,561

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20	5.20	100	1980	1980	3	32.5	1,420	
3	0940	SHEDS/PORT	0	100	0	0	120.00	SF	20.10	20.10	100	1980	1980	3	20	482	
4	0681	POLE SHED	0	100	12	12	144.00	SF	10.50	10.50	100	1995	1995	3	23	348	
5	1242	WD DECK A	0	100	18	4	72.00	SF	10.00	10.00	100	2007	2007	3	31	223	
6	2700	QUONSET LW	0	100	38	18	684.00	SF	12.00	12.00	100	2008	2008	3	62	5,089	
7	0811	CONCRETE B	0	100	30	16	480.00	SF	5.20	5.20	100	2008	2008	3	89	2,221	

LAND DESCRIPTION

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	100		RM	0.00	0.00	2.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,000							

REVIEW DATE 01/31/2020 BY KBA

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,355	123.5388	117.36	276,383	1977	1998	0	0	0	18.75	81.25

1 SINGLE FAM - 100% - 2000

Heated Area: 2000

HX Base Yr 2000

The floor plan diagram illustrates a residential layout with several distinct areas, each labeled with a code and year. The areas and their dimensions are as follows:

- BAS 2001**: A large rectangular area with dimensions 35 (width) and 20 (height).
- FSP 2001**: A small rectangular area with dimensions 5 (width) and 5 (height).
- PTO 2001**: A small rectangular area with dimensions 9 (width) and 9 (height).
- FST 1993**: A small rectangular area with dimensions 4 (width) and 8 (height).
- FST 1993**: A small rectangular area with dimensions 15 (width) and 15 (height).
- FCP 1993**: A rectangular area with dimensions 20 (width) and 20 (height).
- FSP 1993**: A small rectangular area with dimensions 10 (width) and 10 (height).

The overall footprint of the building is defined by the outermost dimensions: 28 (width) and 22 (height). The layout includes various internal walls and openings, with dimensions provided for each segment.

44204 MCKENDREE DR, CALLAHAN

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

TOTAL OB/XF 11,411

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	100		RM	0.00	0.00	2.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,000							

Total Acres: 2.40 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 6

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		224,561
TOTAL MARKET OB/XF VALUE		11,411
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		319,972
SOH/AGL Deduction		162,098
ASSESSED VALUE		157,874
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		107,874
TOTAL JUST VALUE		319,972
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		311,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703321	REPAIR/RRF	12,243	05/01/2017
B21064	DETACHED GARAGE	10,750	02/01/2008
E006870	NEW CONSTR	600	05/01/2000
M004405	H/AC	5,000	05/01/2000
B996652	ADDITION	37,940	12/01/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2665/1385	9/08/2023	QC U I 11	100
GRANTOR: SALMON CHERYL A			
GRANTEE: SALMON DANIEL M			
0899/1349	9/17/1999	WD U I 01	40,000
GRANTOR: SALMON DANIEL & VIRGI			
GRANTEE: SALMON DANIEL & CHE			

BUILDING NOTES			
BUILDING DIMENSIONS			
PTO=[YR=2001] W9 BAS=[YR=2001] N20 FSP=[YR=2001] N10 W28 S5 E8 S5 E20 \$ W20 N5 W8 S35 BAS=[YR=1993] W22 S28 E17 FSP=[YR=1993] S10 E19 N10 W19 \$ E23 FCP=[YR=1993] E19 N20 FST=[YR=1993] N8 W15 FST=[YR=2001] W4 S8 E4 N8 \$ S8 E15 \$ W19 S20 \$ N28 W18 \$ E28 N10 \$ S10 E9 N10 \$.			

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BUILDING DIMENSIONS			
PTO=[YR=2001] W9 BAS=[YR=2001] N20 FSP=[YR=2001] N10 W28 S5 E8 S5 E20 \$ W20 N5 W8 S35 BAS=[YR=1993] W22 S28 E17 FSP=[YR=1993] S10 E19 N10 W19 \$ E23 FCP=[YR=1993] E19 N20 FST=[YR=1993] N8 W15 FST=[YR=2001] W4 S8 E4 N8 \$ S8 E15 \$ W19 S20 \$ N28 W18 \$ E28 N10 \$ S10 E9 N10 \$.			

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