PT LOT 9 IN OR 2693/1833
EAST GRAY GABLES PBK 2/50
ESMT IN OR 725/200

BELLAMY MARY CATHERINE
44136 MCKENDREE DR
CALLAHAN, FL 32011

2024

04-1N-25-2760-0008-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

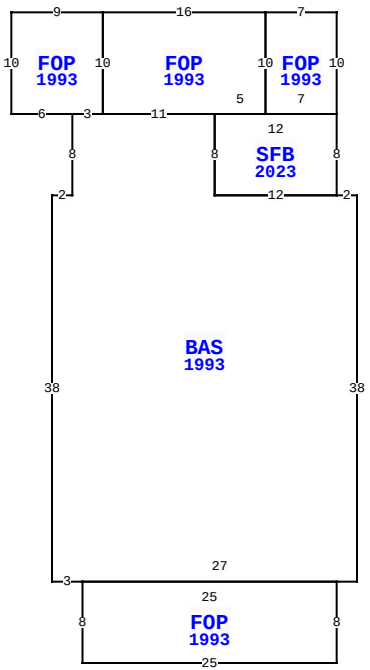
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,252	100	1,252	80,432
FOP	70	30	21	1,349
FOP	90	30	27	1,735
FOP	160	30	48	3,084
FOP	200	30	60	3,855
SFB	96	80	77	4,947
TOTALS	1,868		1,485	95,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,485	79.5600	75.58	112,236	1940	1970	0	0	85	20.50	85.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1329 HX Base Yr 2022



44136 MCKENDREE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,401
TOTAL MARKET OB/XF VALUE		4,758
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		135,159
SOH/AGL Deduction		38,578
ASSESSED VALUE		96,581
TOTAL EXEMPTION VALUE	HX HB SX	96,581
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		135,159
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,122

5/2023KW: BLDG ADJSTD FOR DEFFERRED MAINTENACE: RO

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M982765	H/AC	0	02/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2693/1833	2/01/2024	WD	U	I	11	100
GRANTOR: MCKENDREE JOSEPH WADE						
GRANTEE: BELLAMY MARY CATHER						
2665/1140	9/07/2023	WD	U	I	11	100
GRANTOR: BELLAMY MARY CATHERIN						
GRANTEE: BELLAMY MARY CATHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-26,0] S8 W2 S38 E3 E27 N38 W2 W12 N8 W11 W3 $
FOP=[YR=1993;ORIG=-25,46] S8 E25 N8 W25 $
FOP=[YR=1993;ORIG=-7,-10] W16 S10 E11 E5 N10 $
FOP=[YR=1993;ORIG=-23,-10] W9 S10 E6 E3 N10 $
FOP=[YR=1993;ORIG=0,0] N10 W7 S10 E7 $
SFB=[YR=2023;ORIG=-12,0] E12 S8 W12 N8 $
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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	0810	CONCRETE A	0	100	16	3	48.00	SF	6.50	6.50	100	1980	1980	3	32.5	101	
2	0810	CONCRETE A	0	100	12	5	60.00	SF	6.50	6.50	100	1950	1950	3	20	78	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1940	1940	3	20	400	
4	0810	CONCRETE A	0	100	14	56	784.00	SF	6.50	6.50	100	2002	2002	3	82	4,179	

LAND DESCRIPTION

TOTAL OB/XF 4,758

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/20/2023 BY KWX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS