

E1/2 OF LOT 11
IN OR 1699/982
EAST GRAY GABLES SUB PB 2/50

ROY JAMI ANITA &/MOBLEY KATIE D
44248 MCKENDREE DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2760-0011-0010



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 60
Interior Wall	05	DRYWALL 40
Interior Floo	09	PINE WOOD 50
Interior Floo	11	CLAY TILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	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
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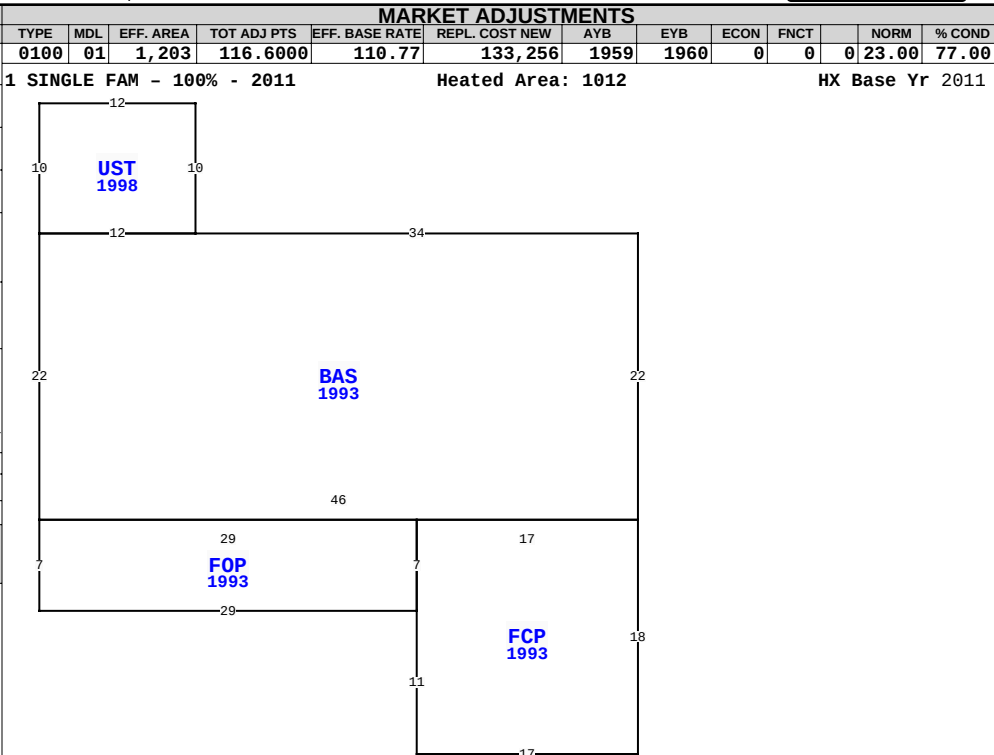
NEIGHBORHOOD/LOC	8006.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	86,316
FCP	306	25	76	6,483
FOP	203	30	61	5,203
UST	120	45	54	4,606

TOTALS	1,641		1,203	102,607
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0350	CARPOT WD	0	100	20	20			400.00	SF	13.00
2	0940	SHEDS/PORT	0	100	10	6			60.00	SF	19.50
3	1242	WD DECK A	0	100	12	10			120.00	SF	7.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	RM	0.00	0.00	1.00	AC	1.00



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

44248 MCKENDREE DR, CALLAHAN

TOTAL OB/XF											
1	0350	CARPOT WD	0	100	20	20			400.00	SF	13.00
2	0940	SHEDS/PORT	0	100	10	6			60.00	SF	19.50
3	1242	WD DECK A	0	100	12	10			120.00	SF	7.50

TOTAL OB/XF											
1	000115	C	SFR ACRES	100	0006	RM	0.00	0.00	1.00	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										102,607	
TOTAL MARKET OB/XF VALUE										1,475	
TOTAL LAND VALUE - MARKET										35,000	
TOTAL MARKET VALUE										139,082	
SOH/AGL Deduction										65,573	
ASSESSED VALUE										73,509	
TOTAL EXEMPTION VALUE										HX HB 48,509	
BASE TAXABLE VALUE										25,000	
TOTAL JUST VALUE										139,082	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										134,287	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3683	REPAIR/RRF	4,750	11/01/2001
01017	OTHER	0	03/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1699/0982	6/15/2010	QC	U	I	11	100	
GRANTOR:MOBLEY KATIE D							
GRANTEE:ROY JAMI A & KATIE							
1629/0418	6/29/2009	QC	U	I	11	41,500	
GRANTOR:STEVENSON JOYCE D							
GRANTEE:MOBLEY KATIE D							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W34 UST=[YR=1998] N10 W12 S10 E12\$ W12 S22											
FOP=[YR=1993] S7 E29 FCP=[YR=1993] S11 E17 N18 W17 S7 \$ N7											
W29\$ E46 N22\$.											