PT OF LOT 12
IN OR 707 PG 549
1995 CONC DW/MH

LEE TAMMY L/E/
44314 MCKENDREE DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2760-0012-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

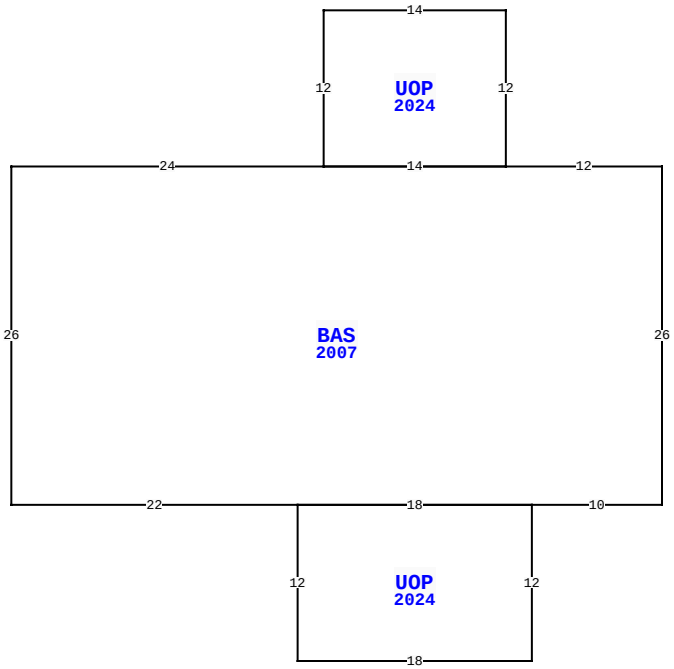
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1,300	50,450
UOP	168	25	42	1,630
UOP	216	25	54	2,096
TOTALS	1,684		1,396	54,176

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,396	123.2000	92.40	128,990	1995	1998	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 1995 Heated Area: 1300 HX Base Yr 1995



44314 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		54,176
TOTAL MARKET OB/XF VALUE		3,275
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		92,451
SOH/AGL Deduction		44,850
ASSESSED VALUE		47,601
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		17,601
TOTAL JUST VALUE		92,451
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		76,803

ALSO OWNS ADJCNT PRCL: 0012-0020 @ 44280

BLDG:1:4: 1995/CONC (2008)

BLDG:1:3: RP: 12462976 & 12462978

DW/MH/ID 9D630429H(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0262/0536	2/24/2023	FJ	U	I	11	0
GRANTOR: LEE JOE EST						
GRANTEE: LEE TAMMY L/E						
0707/0549	6/17/1994	QC	U	V	01	100
GRANTOR: KILGORE JACQUELINE						
GRANTEE: LEE JOE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W12 W14 W24 S26 E22 E18 E10 N26 $
UOP=[YR=2024;ORIG=-28,26] E18 S12 W18 N12 $
UOP=[YR=2024;ORIG=-26,-12] E14 S12 W14 N12 $
.

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
2	0351	CARPORT MT	0	100	29	32	928.00	SF	10.00	10.00	100	1985	1985	3	20	1,856	
5	0940	SHEDS/PORT	0	100	10	11	110.00	SF	30.00	30.00	100	2006	2006	3	27	891	
6	0681	POLE SHED	0	100	8	10	80.00	SF	15.00	15.00	100	2006	2006	3	44	528	

LAND DESCRIPTION

TOTAL OB/XF 3,275

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		RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/31/2024 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS