LOT E123 FT OF 13
IN OR 1884/731
EAST GRAY GABLES SUB PB 2/50

GREEN JOSEPH B & KATHRYN WILLIAMS
44067 MCKENDREE DR
CALLAHAN, FL 32011

2024

04-1N-25-2760-0013-0010

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	05	DRYWALL 80
Interior Wall	04	PLYWOOD 20
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

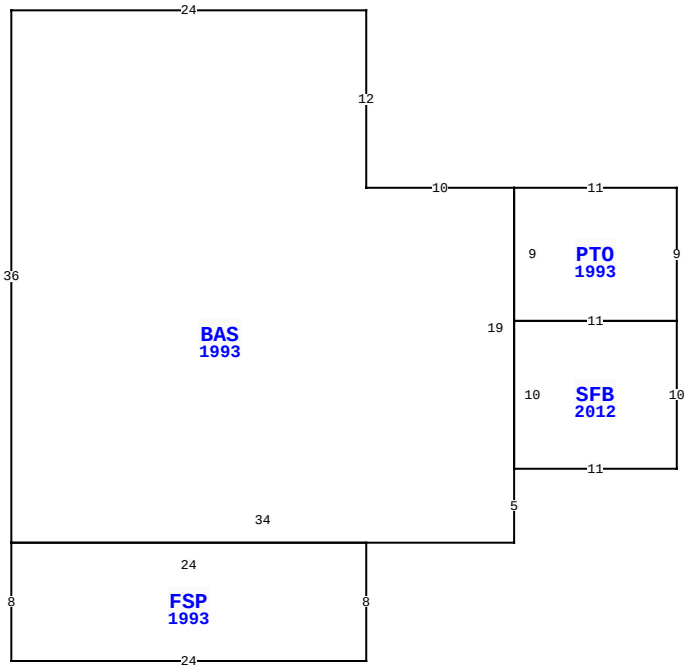
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	101,109
FSP	192	40	77	7,052
PTO	99	5	5	458
SFB	110	80	88	8,060
TOTALS	1,505		1,274	116,678

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,274	121.2640	115.20	146,765	1940	1970	0	0	0	20.50	79.50

1 SINGLE FAM – 0% - 0 Heated Area: 1192 HX Base Yr



44067 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	116,678
TOTAL MARKET OB/XF VALUE	5,594
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	192,272
SOH/AGL Deduction	81,516
ASSESSED VALUE	110,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,756
TOTAL JUST VALUE	192,272
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	187,016

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26113	ADDITION	7,888	06/01/2012
B23066	REPAIR/RRF	20,592	11/01/2009
R12199	REPAIR/RRF	1,500	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1884/0731	9/10/2013	WD	U	I	30	100
GRANTOR: GREEN RANDALL O & JOA						
GRANTEE: GREEN JOSEPH BRIAN						
1491/1946	4/12/2007	WD	Q	I		110,000
GRANTOR: BRADDOCK RUBY ETAL						
GRANTEE: GREEN RANDALL O & J						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1993] W11 BAS=[YR=1993] W10 N12 W24$ S36 FSP=[YR=1993] S8 E24 N8 W24$ E34N5 SFB=[YR=2012] E11 N10 W11 S10$ N19$ S9 E11 N9$.

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	0940	SHEDS/PORT	0	0	8	16	128.00	SF	30.00	30.00	100	2012	2012	3	55	2,112	
2	0810	CONCRETE A	0	0	0	0	576.00	SF	6.50	6.50	100	2012	2012	3	93	3,482	

LAND DESCRIPTION

TOTAL OB/XF 5,594

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	0	0006	OR	123.00	710.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 08/17/2021 BY KBA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS