PT OF LOT 14 (S-4)
IN OR 962/43
EAST GRAY GABLES SUB PB 2/50

DENHAM PERRY P & JENNIFER L
44127 MCKENDREE DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2760-0014-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

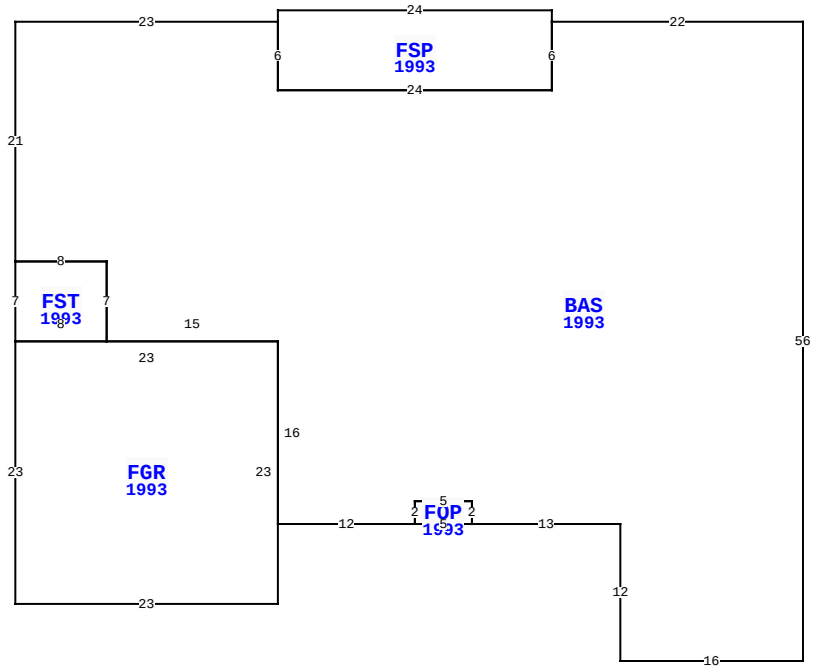
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	2,650	100	2,650	267,894
FGR	529	55	291	29,418
FOP	10	30	3	304
FSP	168	40	67	6,773
FST	56	55	31	3,134
TOTALS	3,413		3,042	307,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,042	110.0320	137.54	418,397	1975	1990	0	0	0	26.50	73.50

1 SNGL FAM – 100% - 2002 Heated Area: 2650 HX Base Yr 2002



44127 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		307,522
TOTAL MARKET OB/XF VALUE		10,890
TOTAL LAND VALUE - MARKET		84,350
TOTAL MARKET VALUE		402,762
SOH/AGL Deduction		237,782
ASSESSED VALUE		164,980
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		114,980
TOTAL JUST VALUE		402,762
NCON VALUE		2,426
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,224

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004457	NEW MH DOUBLE WID	0	04/18/2024
MH240000703	NEW DW/MH 3BR/2BA	0	01/22/2024
R1615499	REPAIR/RRF	10,000	11/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/0043	12/14/2000	WD	Q	I		140,000

GRANTOR: BRADDOCK LEONARD LONN

GRANTEE: DENHAM PERRY P & JE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 S6 W24 N6 W23 S21 E8 S7 E15 S16 E12 N2 E5 S2 E13 S12 E16 N56 $
FGR=[YR=1993;ORIG=-69,28] S23 E23 N23 W23 $
FSP=[YR=1993;ORIG=-22,-1] W24 S1 S6 E24 N6 N1 $
FST=[YR=1993;ORIG=-69,21] S7 E8 N7 W8 $
FOP=[YR=1993;ORIG=-34,44] E5 N2 W5 S2 $
.

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	0861	POOL GUNIT	0	100	16	29	464.00	SF	85.00	85.00	100	1980	1980	3	20	7,888	
2	0845	KOOL DECK	0	100	0	0	684.00	SF	7.25	7.25	100	1980	1980	3	32.5	1,612	
3	0812	CONCRETE C	0	100	0	0	1,337.00	SF	4.00	4.00	100	1975	1975	3	26	1,390	

LAND DESCRIPTION

TOTAL OB/XF 10,890

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	0006	OR	0.00	0.00	2.41	AC		1.00	1.00	1.00	35,000.00	35,000.00	84,350							

REVIEW DATE 04/18/2024 BY TW Total Acres: 2.41 Total Land Value: 84,350 Market: 0 Agricultural: 0 Common: 84,350 PRINTED 08/06/2024 BY SYS