

W1/2 OF LOT 16
(EX THE W'LY 1 FT OF LOT 16)
EAST GRAY GABLES SUB PB 2/50

SMITH LINDA
44213 MCKENDREE DRIVE
CALLAHAN, FL 32011

2024

04-1N-25-2760-0016-0000



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 80
Interior Wall	05	DRYWALL 20
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
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	

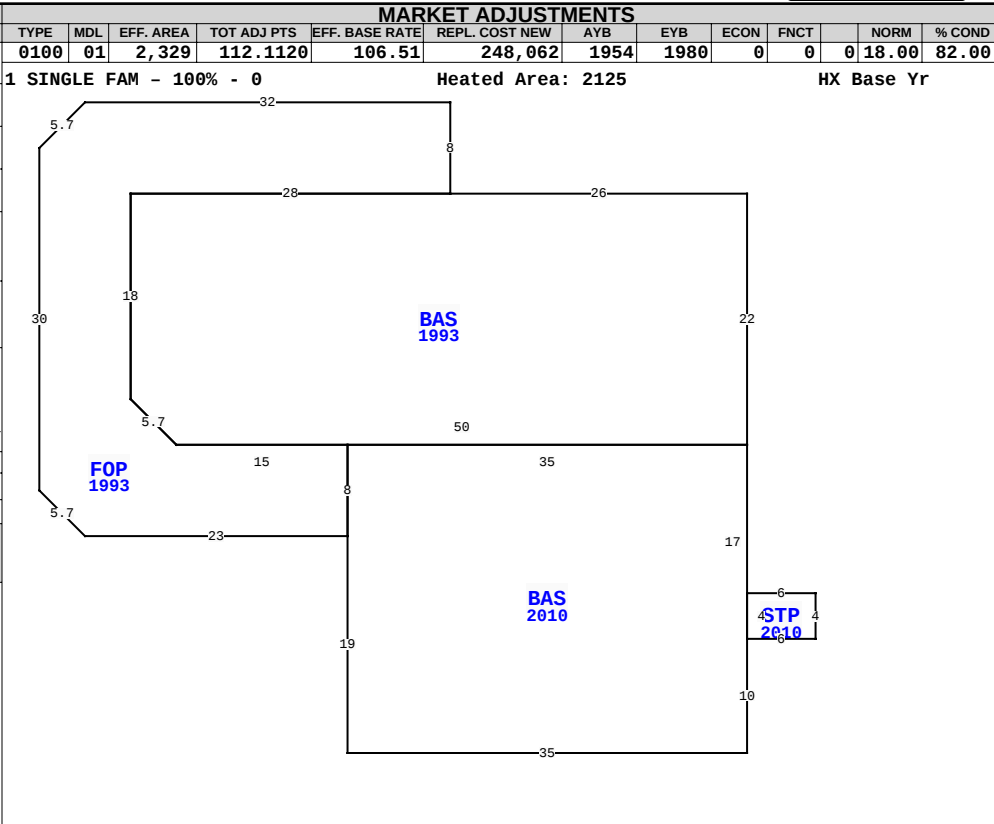
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,180	100	1,180	103,059
BAS	945	100	945	82,535
FOP	672	30	202	17,642
STP	24	10	2	175

TOTALS	2,821		2,329	203,411
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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	CARPORT WD	0 100	8	16	128.00	SF	13.00	13.00	100	1980
2	0510	GARAGE WD-	0 100	20	24	480.00	SF	35.00	35.00	100	1991
3	0940	SHEDS/PORT	0 100	10	12	120.00	SF	20.10	20.10	100	1987
4	0810	CONCRETE A	0 100	0	0	102.00	SF	6.50	6.50	100	1998

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		OR	0.00	0.00	2.35	AC	1.00

REVIEW DATE	09/08/2020	BY	KBA
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44213 MCKENDREE DR, CALLAHAN

44213 MCKENDREE DR, CALLAHAN				INC DATE			AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
128.00	SF	13.00	13.00	100	1980	1980	3	20	333	
480.00	SF	35.00	35.00	100	1991	1991	3	20	3,360	
120.00	SF	20.10	20.10	100	1987	1987	3	20	482	
102.00	SF	6.50	6.50	100	1998	1998	3	75	497	

TOTAL OB/XF												4,672
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL	
OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00		

Market: 0	Agricultural: 0	Common: 82,250
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	203,411		
TOTAL MARKET OB/XF VALUE	4,672		
TOTAL LAND VALUE - MARKET	82,250		
TOTAL MARKET VALUE	290,333		
SOH/AGL Deduction	156,263		
ASSESSED VALUE	134,070		
TOTAL EXEMPTION VALUE	55,000		
BASE TAXABLE VALUE	79,070		
TOTAL JUST VALUE	290,333		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	280,756		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0105/0659	10/05/1970	WD	U	I	11	0	
GRANTOR: MCKENDREE JAMES DANIE							
GRANTEE: SMITH JOHN MARK & L							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993]	W26	FOP=[YR=1993]	N8	W32	D4	L4	S30
BAS=[YR=2010]	S19	E35	N10	STP=[YR=2010]	E6	N4	W6
S8\$	N8	W15	L4	U4	N18	E28\$	W28