SOUTH 1/2 OF LOT 18 (EX S-2)
IN OR 2115/870
EAST GRAY GABLES SUB PB 2/50

ANZENGRUBER KARL MARTIN
86032 JORDAN CT
YULEE, FL 32097

2024

04-1N-25-2760-0018-0010

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	01	Quality Level 01

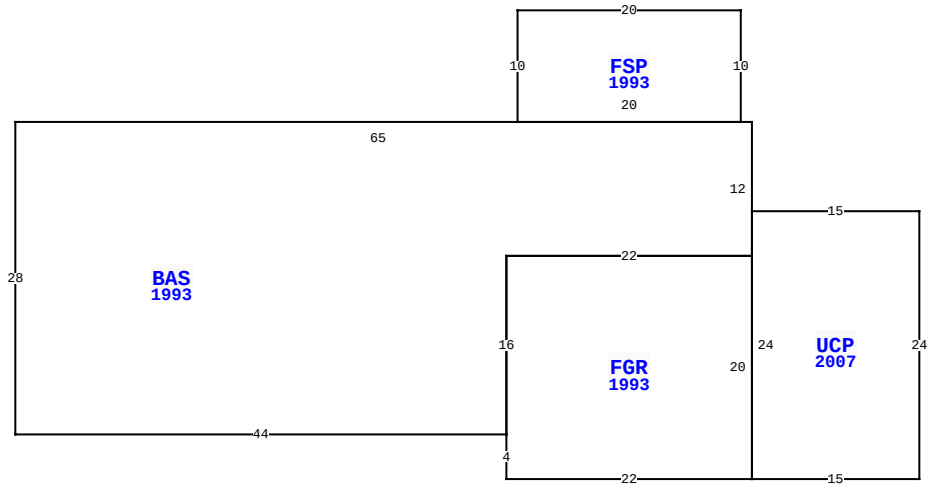
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1,496	156,435
FGR	440	55	242	25,306
FSP	200	40	80	8,366
UCP	360	20	72	7,529
TOTALS	2,496		1,890	197,635

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,890	99.0000	123.75	233,888	1978	1990	0	0	0	15.50	84.50

1 SNGL FAM – 0% - 2024 Heated Area: 1496 HX Base Yr



44315 MCKENDREE DR, CALLAHAN

BLD DATE	02/26/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	197,635
TOTAL MARKET OB/XF VALUE	3,187
TOTAL LAND VALUE - MARKET	40,250
TOTAL MARKET VALUE	241,072
SOH/AGL Deduction	0
ASSESSED VALUE	241,072
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,072
TOTAL JUST VALUE	241,072
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	231,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004636	REPAIR/RRF	15,000	07/01/2017
6970	MH MOVE-ON	23,900	10/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/0870	4/17/2017	WD	Q	I	02	144,900
GRANTOR: MCKENDREE MARY LOU						
GRANTEE: ANZENGRUBER KARL MA						
1379/0648	1/05/2006	WD	U	I	01	11,800
GRANTOR: MCKENDREE JAMES B SR						
GRANTEE: MCKENDREE RANDALL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 FSP=[YR=1993] N10 W20 S10 E20$ W65 S28 E44
FGR=[YR=1993] S4 E22 UCP=[YR=2007] E15 N24 W15 S24$ N20 W22
S16$ N16 E22 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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	42	840	
2	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	2014	2014	3	95	2,347	

LAND DESCRIPTION

TOTAL OB/XF 3,187

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		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,250							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.15 Total Land Value: 40,250 Market: 0 Agricultural: 0 Common: 40,250 PRINTED 08/06/2024 BY SYS