

E1/2 OF LOT 5 & PT OF LOT 6
IN OR 1614/523
EAST GRAY GABLES SUB PB 2/50

NELSON PATSY RUTH/NELSON JAMES A JR
44078 MCKENDREE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2760-0005-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	05	AVERAGE 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,924	100	1993	2,924	214,704
FOP	72	30	1993	22	1,615
UOP	300	20	1993	60	4,406
TOTALS	3,296			3,006	220,726

EXTRA FEATURES									
L N	OB/XF	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0803	ASPHALT C	0	100	0	0	2,258.00	SF	1.40
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0940	SHEDS/PORT	0	100	12	20	240.00	SF	19.50
4	0810	CONCRETE A	0	100	4	60	240.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RM	0.00	0.00	1.46

REVIEW DATE 06/16/2023 BY KW

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	3,006	94.9256	94.93	285,360	1957	1975	0	0	22.65	77.35	
1 SINGLE FAM - 100% - 0												
Heated Area: 2924												
HX Base Yr												
44078 MCKENDREE DR, CALLAHAN												

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025
INC DATE		AG DATE	MLU

TOTAL OB/XF												
4,945												

Total Acres: 1.46 Total Land Value: 65,700 Market: 0 Agricultural: 0 Common: 65,700

NASSAU COUNTY PROPERTY						PAGE 1 of 1		6	
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					220,726				
TOTAL MARKET OB/XF VALUE					4,945				
TOTAL LAND VALUE - MARKET					65,700				
TOTAL MARKET VALUE					291,371				
SOH/AGL Deduction					162,826				
ASSESSED VALUE					128,545				
TOTAL EXEMPTION VALUE					HX HB WX SL 128,545				
BASE TAXABLE VALUE					0				
TOTAL JUST VALUE					291,371				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					267,326				
MISC WD DCKS NO VALUE									