W1/2 OF LOT 5
IN OR 1360/972
EAST GRAY GABLES PB 2/50

CARTER ROBERT T & TISHA M
37504 POOLE ROAD
HILLIARD, FL 32046

2025

04-1N-25-2760-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

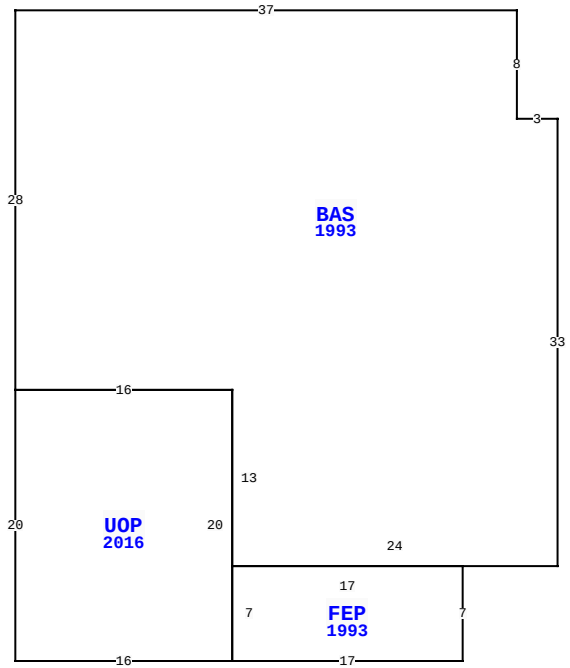
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8028.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	98,302
FEP	119	80	1993	95	6,633
UOP	320	20	2016	64	4,468
TOTALS	1,847			1,567	109,403

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,567	106.5900	106.59	167,027	1937	1970	0	0	0	34.50	65.50

1 SINGLE FAM – 0% - 0 Heated Area: 1408 HX Base Yr



44034 MCKENDREE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/01/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	109,403
TOTAL MARKET OB/XF VALUE	2,684
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	157,087
SOH/AGL Deduction	56,614
ASSESSED VALUE	100,473
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	100,473
TOTAL JUST VALUE	157,087
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	142,409

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1614886	REPAIR/RRF	5,800	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1360/0972	10/20/2005	QC	Q	I	01	100
GRANTOR: CARTER ROBERT T						
GRANTEE: CARTER ROBERT T & T						
1238/1036	6/16/2004	WD	U	I		61,500
GRANTOR: THOMPSON MAROLYN BRAD						
GRANTEE: CARTER ROBERT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N8 W37 S28 UOP=[YR=2016] S20 E16
FEP=[YR=1993] E17 N7 W17 S7$ N20 W16$ E16 S13 E24 N33$.

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	0510	GARAGE WD-	0	0	18	18	324.00	SF	35.00	35.00	100	1937	1937	3	20	2,268	
2	1242	WD DECK A	0	0	26	8	208.00	SF	10.00	10.00	100	1994	1994	3	20	416	

LAND DESCRIPTION

TOTAL OB/XF 2,684

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	000100	C	RES	0	0006	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS