

PT OF LOTS 5 & 6
IN OR 1524/102
2008 DEST DW/MH

STUDT SHELBY & CINDY R
44088 MCKENDREE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2760-0006-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

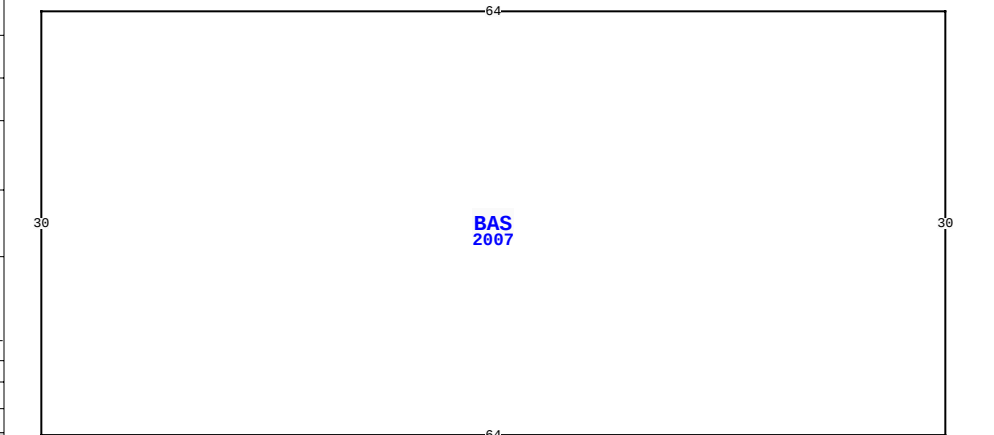
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2007	1,920	110,937
TOTALS	1,920			1,920	110,937

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00

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		RM	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,920	117.2000	99.62	191,270	2007	2007	0	0	0	42.00	58.00
1 M/H 94+ - 100% - 2008					Heated Area: 1920				HX Base Yr 2008			



BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
44088 MCKENDREE DR, CALLAHAN			05/21/2025	MLU	

L N	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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	

TOTAL OB/XF										2,520						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		RM	0.00	0.00	1.00	AC		1.00	1.00	0.90	45,000.00	40,500.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1		6
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 6		Tax Dist:				
BUILDING MARKET VALUE				110,937		
TOTAL MARKET OB/XF VALUE				2,520		
TOTAL LAND VALUE - MARKET				40,500		
TOTAL MARKET VALUE				153,957		
SOH/AGL Deduction				66,362		
ASSESSED VALUE				87,595		
TOTAL EXEMPTION VALUE		HX HB		50,722		
BASE TAXABLE VALUE				36,873		
TOTAL JUST VALUE				153,957		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				135,351		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4956	CO ISSUED	0	06/01/2007
MH4956	MH MOVE-ON	0	06/01/2007
E19437	ELEC OTHER	0	06/01/2007
M12988	MECH OTHER	0	06/01/2007
P12482	OTHER	0	06/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1524/0102	9/07/2007	WD	Q	I	01	100	
GRANTOR: STUDT SHELBY							
GRANTEE: STUDT SHELBY & CIND							
1511/0822	7/10/2007	WD	Q	I	06	100	
GRANTOR: STUDT SHELLEY & SHEL B							
GRANTEE: STUDT SHELBY							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2007] W64 S30 E64 N30\$.									