LOT 7
IN OR 725 PG 200
EAST GRAY GABLES SUB PB 2/50

MCKENDREE DAVID B & LORI D
44001 PAPA TOM LANE
CALLAHAN, FL 32011

2025

04-1N-25-2760-0007-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

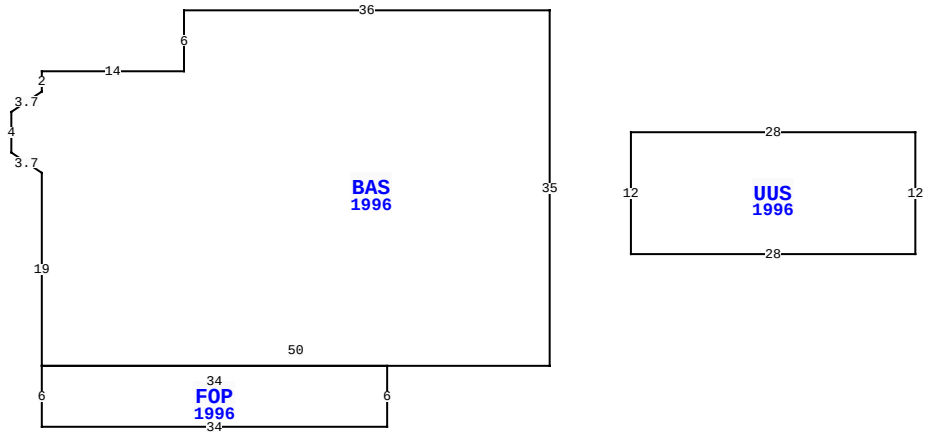
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,684	100	1996	1,684	175,610
FOP	204	30	1996	61	6,362
UUS	336	50	1996	168	17,519
TOTALS	2,224			1,913	199,490

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,913	117.5020	117.50	224,778	1996	2001	0	0	0	11.25	88.75

3 SINGLE FAM – 100% - 1997 Heated Area: 1684 HX Base Yr 1997



44001 PAPA TOM LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		199,490
TOTAL MARKET OB/XF VALUE		2,695
TOTAL LAND VALUE - MARKET		72,135
TOTAL MARKET VALUE		274,320
SOH/AGL Deduction		141,188
ASSESSED VALUE		133,132
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,410
TOTAL JUST VALUE		274,320
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,492

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R23-10415	REROOF	20,000	08/01/2023
B951906	NEW CONSTR	80,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0725/0200	3/07/1995	WD	Q	V	01	100

GRANTOR: MCKENDREE BRANTLEY &
GRANTEE: MCKENDREE DAVID & L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W36 S6 W14 S2 D2L3 S4 D2R3 S19 E50 N35 $
UUS=[YR=1996;ORIG=8,12] E28 S12 W28 N12 $
FOP=[YR=1996;ORIG=-50,35] S6 E34 N6 W34 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	

LAND DESCRIPTION

TOTAL OB/XF 2,695

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	100	0006	RM	0.00	0.00	2.29	AC		1.00	1.00	0.90	35,000.00	31,500.00	72,135							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.29 Total Land Value: 72,135 Market: 0 Agricultural: 0 Common: 72,135 PRINTED 07/30/2025 BY SYS