

PT OF LOTS 8 10 & 11
IN OR 2665/1385
EAST GRAY GABLES SUB PB 2/50

SALMON DANIEL M
44204 MCKENDREE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2760-0008-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 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. 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		

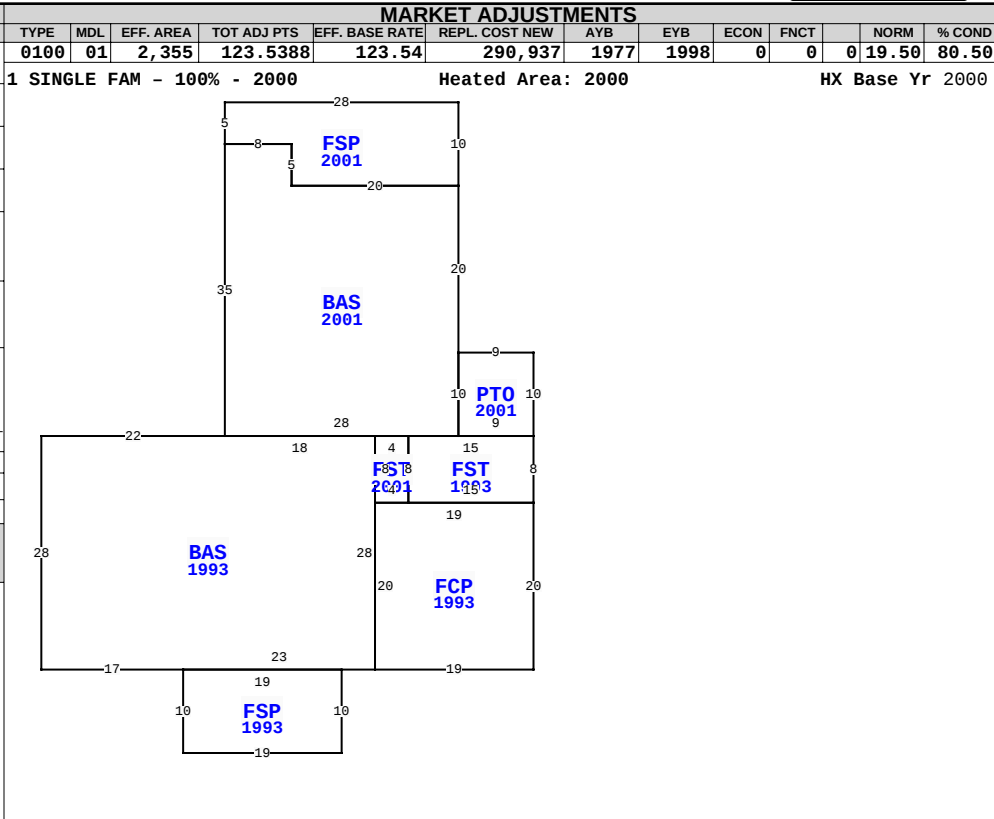
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	111,384
BAS	880	100	2001	880	87,516
FCP	380	25	1993	95	9,447
FSP	190	40	1993	76	7,558
FSP	240	40	2001	96	9,547
FST	120	55	1993	66	6,564
FST	32	55	2001	18	1,790
PTO	90	5	2001	4	398

TOTALS	3,052			2,355	234,204
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0811	CONCRETE B	0	100	0	0	840.00	SF	5.20
3	0940	SHEDS/PORT	0	100	0	0	120.00	SF	20.10
4	0681	POLE SHED	0	100	12	12	144.00	SF	10.50
5	1242	WD DECK A	0	100	18	4	72.00	SF	10.00
6	2700	QUONSET LW	0	100	38	18	684.00	SF	12.00
7	0811	CONCRETE B	0	100	30	16	480.00	SF	5.20

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	2.40

REVIEW DATE 01/31/2020 BY KBA



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

TOTAL OB/XF									
10,949									
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	2.40

Total Acres: 2.40 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					234,204				
TOTAL MARKET OB/XF VALUE					10,949				
TOTAL LAND VALUE - MARKET					84,000				
TOTAL MARKET VALUE					329,153				
SOH/AGL Deduction					166,701				
ASSESSED VALUE					162,452				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					111,730				
TOTAL JUST VALUE					329,153				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					319,972				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703321	REPAIR/RRF	12,243	05/01/2017
B21064	DETACHED GARAGE	10,750	02/01/2008
E006870	NEW CONSTR	600	05/01/2000
M004405	H/AC	5,000	05/01/2000
B996652	ADDITION	37,940	12/01/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2665/1385	9/08/2023	QC	U	I	11	100	
GRANTOR: SALMON CHERYL A							
GRANTEE: SALMON DANIEL M							
0899/1349	9/17/1999	WD	Q	I	01	40,000	
GRANTOR: SALMON DANIEL & VIRGI							
GRANTEE: SALMON DANIEL & CHE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2001] W9 BAS=[YR=2001] N20 FSP=[YR=2001] N10 W28 S5 E8 S5 E20 \$ W20 N5 W8 S35 BAS=[YR=1993] W22 S28 E17 FSP=[YR=1993] S10 E19 N10 W19 \$ E23 FCP=[YR=1993] E19 N20 FST=[YR=1993] N8 W15 FST=[YR=2001] W4 S8 E4 N8 \$ S8 E15 \$ W19 S20 \$ N28 W18 \$ E28 N10 \$ S10 E9 N10 \$.									