PT OF LOT 12
IN OR 2600/885
EAST GRAY GABLES SUB PB 2/50

ADAMS AMBER
173 PRINCE PHILLIP DRIVE
ST AUGUSTINE, FL 32092

2025

04-1N-25-2760-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

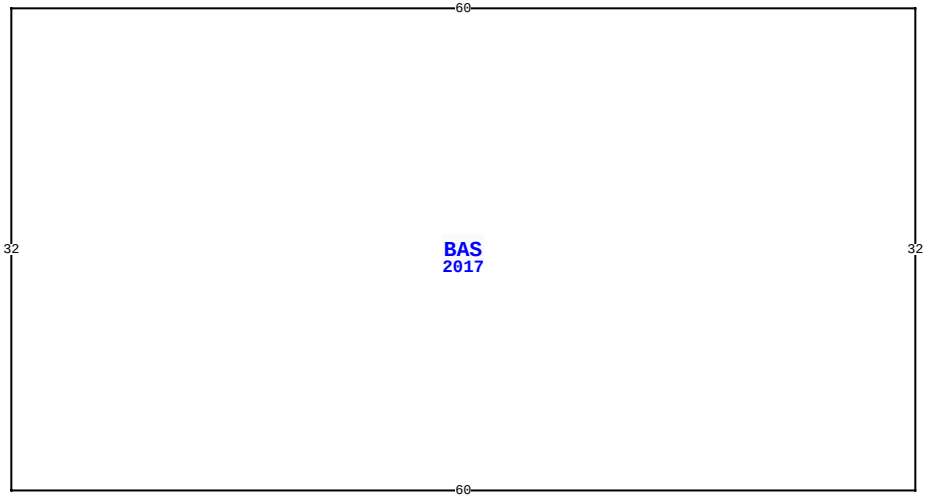
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	1,920	100	2017	1,920	95,883
TOTALS	1,920			1,920	95,883

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	122.4000	104.04	199,757	2002	2002	0	0	0	52.00	48.00

1 M/H 94+ – 0% - 2023 Heated Area: 1920 HX Base Yr



44268 MCKENDREE DR, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	95,883
TOTAL MARKET OB/XF VALUE	280
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	141,163
SOH/AGL Deduction	5,414
ASSESSED VALUE	135,749
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	135,749
TOTAL JUST VALUE	141,163
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	123,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3795	MH MOVE-ON	0	04/01/2002
MH961462	MH MOVE-ON	0	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2600/0885	10/28/2022	PR	U	I	19	100
GRANTOR: LEE TAMMY P/R WILLIAM						
GRANTEE: ADAMS AMBER						
2610/0451	8/14/2017	FJ	U	I	11	0
GRANTOR: KILGORE JACQUELINE KA						
GRANTEE: KILGORE WILLIAM C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W60 S32 E60 N32$.

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	1242	WD DECK A	0	0	10	14	140.00	SF	10.00	10.00	100	2002	2002	3	20	280	

LAND DESCRIPTION

TOTAL OB/XF 280

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		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