PT OF LOT 12 IN OR 2626/634
(EX OR 958/850)
EAST GRAY GABLES SUB PB 2/50

LEE TAMMY L/E/
44314 MCKENDREE DRIVE
CALLAHAN, FL 32011

2025

04-1N-25-2760-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

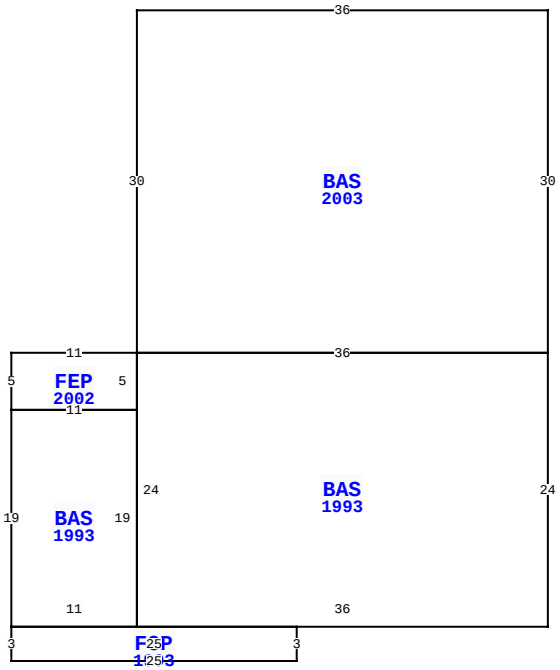
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	08	SHT VINYL 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 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	209	100	1993	209	17,213
BAS	864	100	1993	864	71,156
BAS	1,080	100	2003	1,080	88,946
FEP	55	80	2002	44	3,624
FOP	75	30	1993	22	1,812
TOTALS	2,283			2,219	182,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,219	110.7400	110.74	245,732	1963	1970	0	0	0	25.63	74.37

1 SINGLE FAM – 0% - 2023 Heated Area: 2153 HX Base Yr



44280 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	182,751
TOTAL MARKET OB/XF VALUE	1,942
TOTAL LAND VALUE - MARKET	49,950
TOTAL MARKET VALUE	234,643
SOH/AGL Deduction	0
ASSESSED VALUE	234,643
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,643
TOTAL JUST VALUE	234,643
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	215,231

MISC ALUMN STRG SHEDS = NV: KW 1/2024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M7368	H/AC	0	08/01/2003
B11376	ADDITION	71,280	07/07/2003
R5233	REPAIR/RRF	3,000	07/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2626/0634	3/21/2023	LE	U	I	11	100
GRANTOR: LEE TAMMY						
GRANTEE: SELPH CASEY LEE						
2626/0632	3/21/2023	PR	U	I	11	100
GRANTOR: LEE TAMMY PR OF JOE C						
GRANTEE: LEE TAMMY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W36 S30 FEP=[YR=2002] W11 S5 BAS=[YR=1993] S19 FOP=[YR=1993] S3 E25 N3 W25 $ E11 N19 W11 $ E11 N5$ BAS=[YR=1993] S24 E36 N24 W36 $ E36 N30 $.

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	0940	SHEDS/PORT	0	0	12	24	288.00	SF	19.50	19.50	100	1993	1993	3	20	1,123	
2	0350	CARPORT WD	0	0	16	16	256.00	SF	7.80	7.80	100	1995	1995	3	20	399	
3	1242	WD DECK A	0	0	12	10	120.00	SF	10.00	10.00	100	2009	2009	3	35	420	

LAND DESCRIPTION

TOTAL OB/XF 1,942

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	1.11	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,950							

REVIEW DATE 01/31/2024 BY KWA Total Acres: 1.11 Total Land Value: 49,950 Market: 0 Agricultural: 0 Common: 49,950 PRINTED 07/30/2025 BY SYS