PT OF LOT 12
IN OR 707 PG 549
1995 CONC DW/MH

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

**2025**

**04-1N-25-2760-0012-0030**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

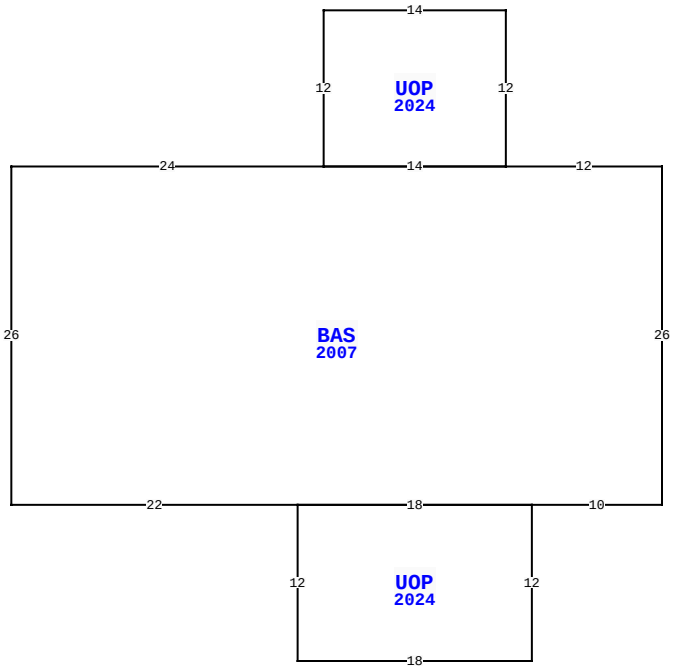
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,300 | 100 | 2007 | 1,300 | 54,454 |
| UOP | 168 | 25 | 2024 | 42 | 1,759 |
| UOP | 216 | 25 | 2024 | 54 | 2,262 |
| TOTALS | 1,684 | | | 1,396 | 58,476 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,396 | 123.2000 | 104.72 | 146,189 | 1995 | 1998 | 0 | 0 | 0 | 60.00 | 40.00 |

1 M/H 94+ – 100% - 1995 Heated Area: 1300 HX Base Yr 1995




44314 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 | | 58,476 |
| TOTAL MARKET OB/XF VALUE | | 3,128 |
| TOTAL LAND VALUE - MARKET | | 45,000 |
| TOTAL MARKET VALUE | | 106,604 |
| SOH/AGL Deduction | | 57,623 |
| ASSESSED VALUE | | 48,981 |
| TOTAL EXEMPTION VALUE | HX HB WX | 30,000 |
| BASE TAXABLE VALUE | | 18,981 |
| TOTAL JUST VALUE | | 106,604 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 92,451 |

ALSO OWNS ADJCNT PRCL 0012-0020 @ 44280

DW/MH/ID 9D630429H(A/B)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0262/0536 | 2/24/2023 | FJ | U | I | 11 | 0 |
| GRANTOR: LEE JOE EST | | | | | | |
| GRANTEE: LEE TAMMY L/E | | | | | | |
| 0707/0549 | 6/17/1994 | QC | Q | V | 01 | 100 |
| GRANTOR: KILGORE JACQUELINE | | | | | | |
| GRANTEE: LEE JOE | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W12 W14 W24 S26 E22 E18 E10 N26 $
UOP=[YR=2024;ORIG=-28,26] E18 S12 W18 N12 $
UOP=[YR=2024;ORIG=-26,-12] E14 S12 W14 N12 $
.

### 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 | 0351 | CARPORT MT | 0 | 100 | 29 | 32 | 928.00 | SF | 10.00 | 10.00 | 100 | 1985 | 1985 | 3 | 20 | 1,856 | |
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 10 | 11 | 110.00 | SF | 30.00 | 30.00 | 100 | 2006 | 2006 | 3 | 24 | 792 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 8 | 10 | 80.00 | SF | 15.00 | 15.00 | 100 | 2006 | 2006 | 3 | 40 | 480 | |

### LAND DESCRIPTION

TOTAL OB/XF 3,128

| 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 | | RM | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 45,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS