SOUTH 1/2 OF LOT 18 (EX S-2)
IN OR 2115/870
EAST GRAY GABLES SUB PB 2/50

ANZENGRUBER KARL MARTIN
86032 JORDAN CT
YULEE, FL 32097

2025

04-1N-25-2760-0018-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

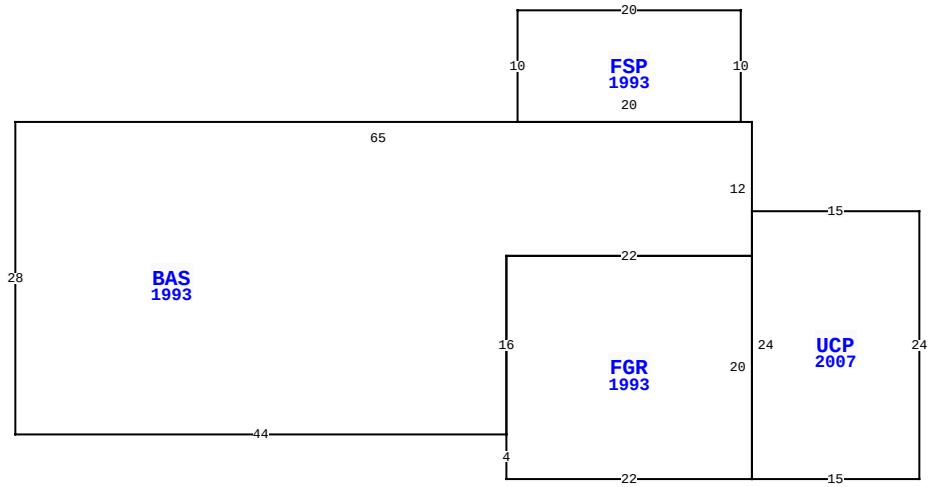
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,496	100	1993	1,496	163,207
FGR	440	55	1993	242	26,401
FSP	200	40	1993	80	8,727
UCP	360	20	2007	72	7,855
TOTALS	2,496			1,890	206,190

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,890	98.1000	129.49	244,736	1978	1990	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 2024 Heated Area: 1496 HX Base Yr



44315 MCKENDREE DR, CALLAHAN

BLD DATE	02/26/2008 KWJW	LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	206,190
TOTAL MARKET OB/XF VALUE	3,122
TOTAL LAND VALUE - MARKET	51,750
TOTAL MARKET VALUE	261,062
SOH/AGL Deduction	0
ASSESSED VALUE	261,062
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	261,062
TOTAL JUST VALUE	261,062
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	241,072

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17004636	REPAIR/RRF	15,000	07/01/2017
6970	MH MOVE-ON	23,900	10/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2115/0870	4/17/2017	WD	Q	I	02	144,900
GRANTOR: MCKENDREE MARY LOU						
GRANTEE: ANZENGRUBER KARL MA						
1379/0648	1/05/2006	WD	Q	I	01	11,800
GRANTOR: MCKENDREE JAMES B SR						
GRANTEE: MCKENDREE RANDALL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W1 W65 S28 E44 N16 E22 N12 $
FGR=[YR=1993;ORIG=-22,28] S4 E22 N20 W22 S16 $
UCP=[YR=2007;ORIG=0,32] E15 N24 W15 S24 $
FSP=[YR=1993;ORIG=-1,0] N10 W20 S10 E20 $
.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1978	1978	3	40	800	
2	0810	CONCRETE A	0	0	0	0	380.00	SF	6.50	6.50	100	2014	2014	3	94	2,322	

LAND DESCRIPTION

TOTAL OB/XF 3,122

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		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750							

REVIEW DATE 07/25/2022 BY KBA Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/30/2025 BY SYS