PT OF LOTS 5 & 6
IN OR 1524/102
2008 DEST DW/MH

STUDT SHELBY & CINDY R
44088 MCKENDREE DRIVE
CALLAHAN, FL 32011

2026

04-1N-25-2760-0006-0020

NASSAU COUNTY PROPERTY

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 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

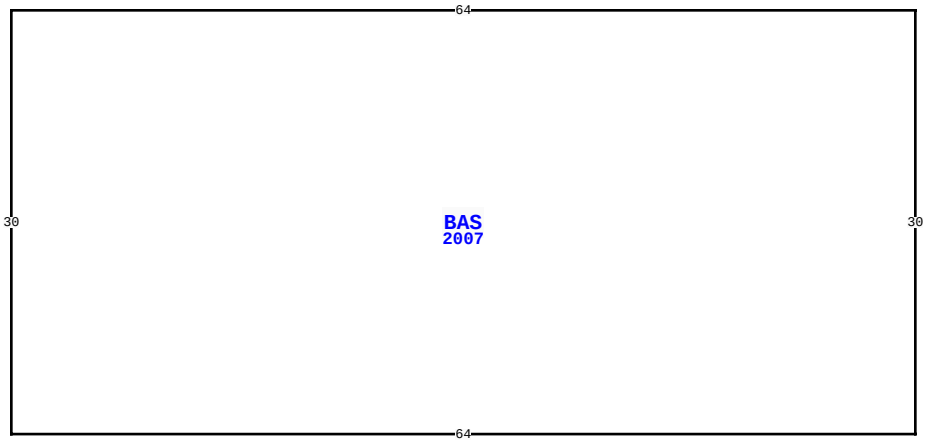
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2007	1,920	113,412
TOTALS	1,920			1,920	113,412

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	117.2000	105.48	202,522	2007	2007	0	0	0	44.00	56.00

1 M/H 94+ 100% - 2008 Heated Area: 1920 HX Base Yr 2008



44088 MCKENDREE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		113,412
TOTAL MARKET OB/XF VALUE		2,450
TOTAL LAND VALUE - MARKET		50,000
TOTAL MARKET VALUE		165,862
SOH/AGL Deduction		75,902
ASSESSED VALUE		89,960
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		38,549
TOTAL JUST VALUE		165,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,957

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C4956	CO ISSUED	0	06/01/2007
MH4956	MH MOVE-ON	0	06/01/2007
E19437	ELEC OTHER	0	06/01/2007
M12988	MECH OTHER	0	06/01/2007
P12482	OTHER	0	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1524/0102	9/07/2007	WD	Q	I	01	100
GRANTOR: STUDT SHELBY						
GRANTEE: STUDT SHELBY & CIND						
1511/0822	7/10/2007	WD	Q	I	06	100
GRANTOR: STUDT SHELLEY & SHELB						
GRANTEE: STUDT SHELBY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64 S30 E64 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	70	2,450	

LAND DESCRIPTION

TOTAL OB/XF 2,450

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	0007	RM	0.00	0.00	1.00	AC		1.00	1.00	1.00	50,000.00	50,000.00	50,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS