PT OF LOTS 8 10 & 11
IN OR 2665/1385
EAST GRAY GABLES SUB PB 2/50

SALMON DANIEL M
44204 MCKENDREE DRIVE
CALLAHAN, FL 32011

2026

04-1N-25-2760-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

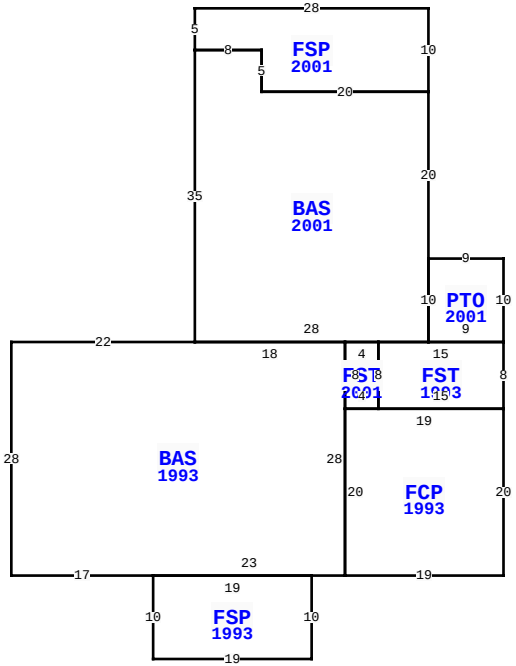
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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	1,120	100	1993	1,120	102,673
BAS	880	100	2001	880	80,672
FCP	380	25	1993	95	8,709
FSP	190	40	1993	76	6,967
FSP	240	40	2001	96	8,801
FST	120	55	1993	66	6,050
FST	32	55	2001	18	1,650
PTO	90	5	2001	4	366
TOTALS	3,052			2,355	215,889

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,355	129.1542	135.61	319,362	1977	1977	0	0	0	32.40	67.60

1 SINGLE FAM 100% - 2000 Heated Area: 2000 HX Base Yr 2000



44204 MCKENDREE DR, CALLAHAN

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

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	1980	1980	3	42	1,470	
6	2700	QUONSET LW	0	100	38	18	684.00	SF	12.00	12.00	100	2008	2008	3	58	4,761	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		215,889
TOTAL MARKET OB/XF VALUE		6,231
TOTAL LAND VALUE - MARKET		96,000
TOTAL MARKET VALUE		318,120
SOH/AGL Deduction		151,765
ASSESSED VALUE		166,355
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		109,944
TOTAL JUST VALUE		318,120
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		329,153

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1703321	REPAIR/RRF	12,243	05/01/2017
B21064	DETACHED GARAGE	10,750	02/01/2008
E006870	NEW CONSTR	600	05/01/2000
M004405	H/AC	5,000	05/01/2000
B996652	ADDITION	37,940	12/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/1385	9/08/2023	QC	U	I	11	100
GRANTOR: SALMON CHERYL A						
GRANTEE: SALMON DANIEL M						
0899/1349	9/17/1999	WD	Q	I	01	40,000
GRANTOR: SALMON DANIEL & VIRGI						
GRANTEE: SALMON DANIEL & CHE						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W9 BAS=[YR=2001] N20 FSP=[YR=2001] N10 W28 S5 E8 S5 E20 $ W20 N5 W8 S35 BAS=[YR=1993] W22 S28 E17 FSP=[YR=1993] S10 E19 N10 W19 $ E23 FCP=[YR=1993] E19 N20 FST=[YR=1993] N8 W15 FST=[YR=2001] W4 S8 E4 N8 $ S8 E15 $ W19 S20 $ N28 W18 $ E28 N10 $ S10 E9 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 6,231

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	0006	RM	0.00	0.00	2.40	AC		1.00	1.00	1.00	40,000.00	40,000.00	96,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.40 Total Land Value: 96,000 Market: 0 Agricultural: 0 Common: 96,000 PRINTED 07/09/2026 BY SYS