PT OF LOT 14 (S-4)
IN OR 962/43
EAST GRAY GABLES SUB PB 2/50

DENHAM PERRY P & JENNIFER L
44127 MCKENDREE DRIVE
CALLAHAN, FL 32011

2026

04-1N-25-2760-0014-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 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	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

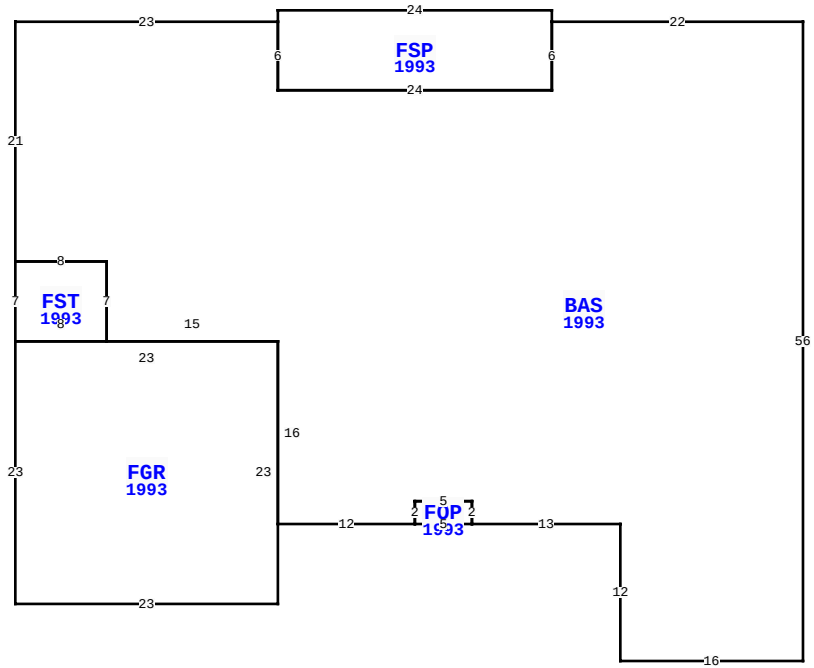
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,650	100	1993	2,650	289,793
FGR	529	55	1993	291	31,823
FOP	10	30	1993	3	328
FSP	168	40	1993	67	7,327
FST	56	55	1993	31	3,390
TOTALS	3,413			3,042	332,661

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,042	121.0352	168.24	511,786	1975	1975	0	0	0	35.00	65.00

1 SNGL FAM 100% - 2026 Heated Area: 2650 HX Base Yr



44127 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		520,190
TOTAL MARKET OB/XF VALUE		42,500
TOTAL LAND VALUE - MARKET		96,400
TOTAL MARKET VALUE		659,090
SOH/AGL Deduction		0
ASSESSED VALUE		659,090
TOTAL EXEMPTION VALUE	14	659,090
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		659,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240004457	NEW MH DOUBLE WID	0	04/18/2024
MH240000703	NEW DW/MH 3BR/2BA	0	01/22/2024
R1615499	REPAIR/RRF	10,000	11/14/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/0043	12/14/2000	WD	Q	I		140,000

GRANTOR: BRADDOCK LEONARD LONN
GRANTEE: DENHAM PERRY P & JE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W22 S6 W24 N6 W23 S21 E8 S7 E15 S16 E12 N2 E5 S2 E13 S12 E16 N56 $
FGR=[YR=1993;ORIG=-69,28] S23 E23 N23 W23 $
FSP=[YR=1993;ORIG=-22,-1] W24 S1 S6 E24 N6 N1 $
FST=[YR=1993;ORIG=-69,21] S7 E8 N7 W8 $
FOP=[YR=1993;ORIG=-34,44] E5 N2 W5 S2 $
.

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	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1980	1980	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 42,500

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	OR	0.00	0.00	2.41	AC		1.00	1.00	1.00	40,000.00	40,000.00	96,400							

REVIEW DATE 04/18/2024 BY TW Total Acres: 2.41 Total Land Value: 96,400 Market: 0 Agricultural: 0 Common: 96,400 PRINTED 07/09/2026 BY SYS

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2026

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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	13	LVT/LAMNT 100
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	05	Quality Level 05

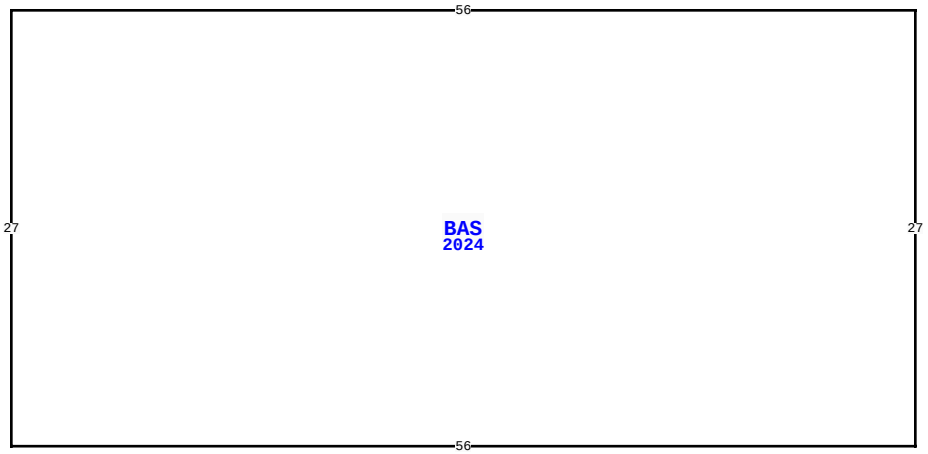
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2024	1,512	187,529
TOTALS	1,512			1,512	187,529

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	139.2000	125.28	189,423	2024	2024	0	0	0	1.00	99.00

2 M/H 94+ 100% - 2026 Heated Area: 1512 HX Base Yr



44127 MCKENDREE DR, CALLAHAN

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NASSAU COUNTY PROPERTY

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TOTAL EXEMPTION VALUE	14	659,090
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		659,090
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0962/0043	12/14/2000	WD	Q	I		140,000

GRANTOR: BRADDOCK LEONARD LONN
GRANTEE: DENHAM PERRY P & JE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=10,10] E56 S27 W56 N27 $
.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/18/2024 BY TW Total Acres: 2.41 Total Land Value: 96,400 Market: 0 Agricultural: 0 Common: 96,400 PRINTED 07/09/2026 BY SYS