PT OF LOT 1
IN OR 2841/756
SUB SEC 49 PB 2/15

GANNON JAMI L/E/
44248 MCKENDREE DR
CALLAHAN, FL 32011

2026

49-2N-25-4100-0001-0090

BUILDING CHARACTERISTICS

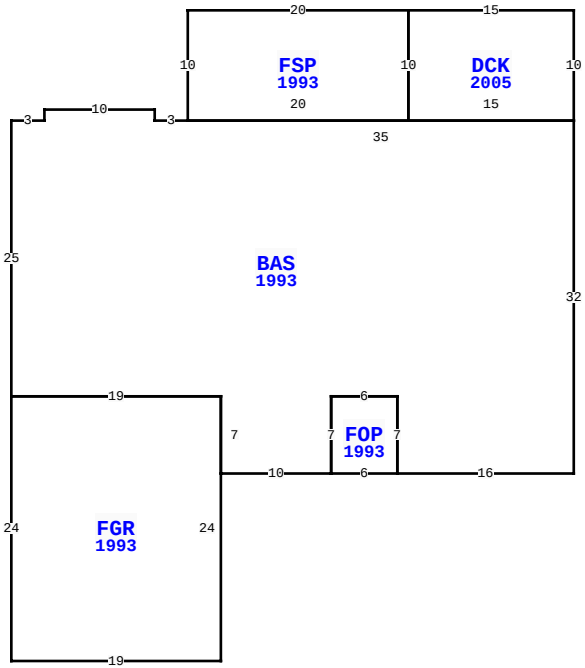
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,467	100	1993	1,467	150,956
DCK	150	10	2005	15	1,544
FGR	456	55	1993	251	25,828
FOP	42	30	1993	13	1,338
FSP	200	40	1993	80	8,232
TOTALS	2,315			1,826	187,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	115.3000	121.06	221,056	1989	1995	0	0	0	15.00	85.00

1 SINGLE FAM 0% - 2026 Heated Area: 1467 HX Base Yr



45115 LOURANAH LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 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	187,898
TOTAL MARKET OB/XF VALUE	2,170
TOTAL LAND VALUE - MARKET	59,500
TOTAL MARKET VALUE	249,568
SOH/AGL Deduction	0
ASSESSED VALUE	249,568
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	249,568
TOTAL JUST VALUE	249,568
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1313556	REPAIR/RRF	9,358	07/01/2013
2883	H/AC	3,700	01/18/1989
3332	NEW CONSTR	0	12/15/1988
5584	NEW CONSTR	3,235	12/15/1988
5343	NEW CONSTR	60,039	12/02/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2841/756	12/29/2025	LE	U	I	11	100
GRANTOR: GANNON JAMI						
GRANTEE: ROY ISSABELLE ANITA						
2771/207	2/27/2025	FJ	U	I	11	0
GRANTOR: MOBLEY KATIE EST						
GRANTEE: GANNON JAMI						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2005] W15 FSP=[YR=1993] W20 S10 BAS=[YR=1993] W3 N1 W10 S1 W3 S25 FGR=[YR=1993] S24 E19 N24 W19$ E19 S7 E10 FOP=[YR=1993] E6 N7 W6 S7$ N7 E6 S7 E16 N32 W35$ E20 N10$ S10 E15 N10$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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	0005	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	50,000.00	50,000.00	59,500							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.19 Total Land Value: 59,500 Market: 0 Agricultural: 0 Common: 59,500 PRINTED 07/09/2026 BY SYS