

FENCIK ISABELLA
45179 ZIDELL RD
CALLAHAN, FL 32011

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall01MINIMUM 100

RooF Structur03GABLE/HIP 100

RooF Cover03COMP SHNGL 100

Interior Wall01MINIMUM 100

Interior Floo02MIN PLYWD 100

Air Condition01NONE 100

Heating Type01NONE 100

Bedrooms03100

Bathrooms2100

Frame02WOOD FRAME 100

Stories1.1.100

Units0100

Occupancy00NONE 100

TOTALS1,6801,54622,478

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OB/XF MKT VALUENOTES

1000115CSFR ACRES00006RM0.000.001.30AC1.001.001.0035,000.0035,000.0045,500

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTAPNORM% COND

0100011,54647.736043.0866,60219941994003036.2533.75

SINGLE FAM - 0% - 0Heated Area: 1488HX Base Yr

BAS
1994

FOP
1994

BLD DATEXF DATEINC DATELGL DATERAND DATEAG DATE

44182 MCKENDREE DR, CALLAHAN

LAND DESCRIPTIONTOTAL OB/XF0

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSD TDPH FACT% CONDTOT ADJUNIT PRICEDJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115C1.3045,500Common: 45,500PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 16

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE22,478

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET45,500

TOTAL MARKET VALUE67,978

SOH/AGL Deduction0

ASSESSED VALUE67,978

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE67,978

TOTAL JUST VALUE67,978

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE105,601

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / IRSN CD SALE PRICE

2650/2443/16/2023WD U I 11100

GRANTOR:MCBEE JARED

GRANTEE:FENCIK ISABELLA

2625/13773/13/2023FJ U V 110

GRANTOR:MCBEE JANE ELLEN ESTA

GRANTEE:MCBEE JARED

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W56 S24 E20 FOP=[YR=1994] E12 S14 E6 N20 W18 S6\$ N6 E18 S20 E18 N38\$.