

LOT 14
IN OR 1619/333
EAST GRAY GABLES SUB PB 2/50

BRADDOCK ELSIE/BRADDOCK ROGER A ET AL
44097 MCKENDREE DRIVE
CALLAHAN, FL 32011

2023

04-1N-25-2760-0014-0010



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	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
Occupancy	00	NONE 100

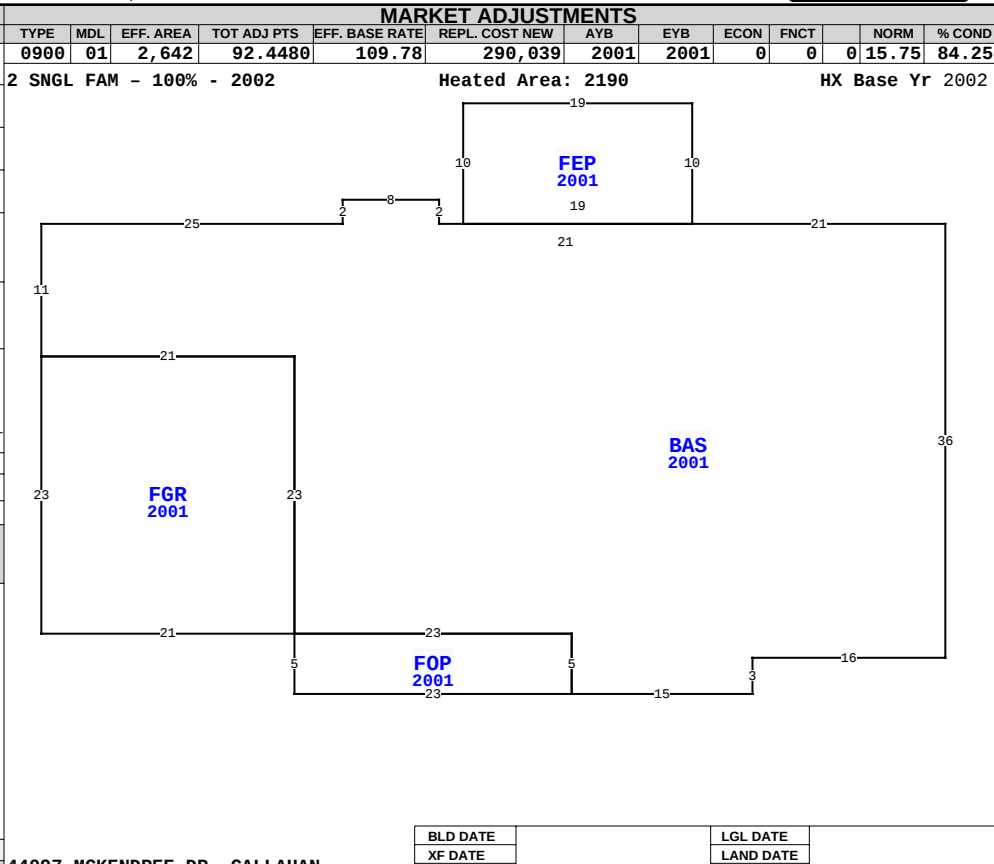
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	2,190	202,552
FEP	190	80	152	14,059
FGR	483	55	266	24,602
FOP	115	30	34	3,145

TOTALS	2,978		2,642	244,358
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0510	GARAGE WD -	0	100	24	36	
2	0510	GARAGE WD -	0	100	36	12	
3	0681	POLE SHED	0	100	12	36	
4	0680	POLE SHED	0	100	36	20	
5	0812	CONCRETE C	0	100	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000115	C	SFR ACRES	100	000



44097 MCKENDREE DR, CALLAHAN										BLD DATE	LGL DATE
										XF DATE	LAND DATE
										INC DATE	AG DATE

NASSAU COUNTY PROPERTY										PAGE 1 of 1				6
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 6										Tax Dist:				
BUILDING MARKET VALUE										244,358				
TOTAL MARKET OB/XF VALUE										18,089				
TOTAL LAND VALUE - MARKET										85,750				
TOTAL MARKET VALUE										348,197				
SOH/AGL Deduction										176,480				
ASSESSED VALUE										171,717				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										121,717				
TOTAL JUST VALUE										348,197				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										281,690				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1701397	GARAGE	27,670	04/01/2017
B0108018	NEW CONSTR	92,000	02/01/2001

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1619/0333	3/31/2009	QC	U	I	30	100	
GRANTOR: BRADDOCK ELSIE ETAL							
GRANTEE: BRADDOCK LEONARD L							
1226/0324	4/28/2004	QC	U	I	18	100	
GRANTOR: BRADDOCK LEONARD L JR							
GRANTEE: BRADDOCK ELSIE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W21 FEP=[YR=2001] N10 W19 S10 E19 \$ W21 N2 W8 S2 W25 S11 FGR=[YR=2001] S23 E21 FOP=[YR=2001] S5 E23 N5 W23 \$ N23 W21 \$ E21 S23 E23 S5 E15 N3 E16 N36 \$.									