

E1/2 OF TRACT 16
IN OR 2161/1281
2007 SCTB DW/MH

SISAI BOBBY W
44243 MCKENDREE DR
CALLAHAN, FL 32011

2024

04-1N-25-2760-0016-0010



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
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	06	Quality Level 06
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	136,736
TOTALS	1,664		1,664	136,736

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,206.00	SF	5.20	5.20	100	2008

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.35	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,664	156.5200	117.39	195,337	2007	2012	0	0	0 30.00	70.00
1 M/H 94+ - 100% - 2018											
Heated Area: 1664											
HX Base Yr 2018											
BAS 2007											
44243 MCKENDREE DR, CALLAHAN											
BLD DATE 02/21/2008 KWJW LGL DATE											
XF DATE LAND DATE											
INC DATE AG DATE											

TOTAL OB/XF											
5,581											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		151,021	
TOTAL MARKET OB/XF VALUE		5,581	
TOTAL LAND VALUE - MARKET		82,250	
TOTAL MARKET VALUE		238,852	
SOH/AGL Deduction		78,195	
ASSESSED VALUE		160,657	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		105,657	
TOTAL JUST VALUE		238,852	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		233,798	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21013	GARAGE	14,700	01/25/2008
B21014	CARPORT	3,000	01/25/2008
C5030	CO ISSUED	0	01/01/2008
E20356	ELEC OTHER	0	01/01/2008
M13533	MECH OTHER	0	01/01/2008
MH5030	MH MOVE-ON	0	01/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2161/1281	11/30/2017	WD	Q	I	01
GRANTOR: MCKENDREE JAMES B SR					
GRANTEE: SISAI BOBBY W					
1538/1349	12/03/2007	WD	U	V	01
GRANTOR: MCKENDREE EVA LUCILLE					
GRANTEE: MCKENDREE JAMES B S					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2007] W64 S26 E64 N26 \$.											

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