PT OF LOTS 9 & 10
IN OR 2650/244
EAST GRAY GABLES SUB PB 2/50

FENCIK ISABELLA
45179 ZIDELL RD
CALLAHAN, FL 32011

2025

04-1N-25-2760-0009-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 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

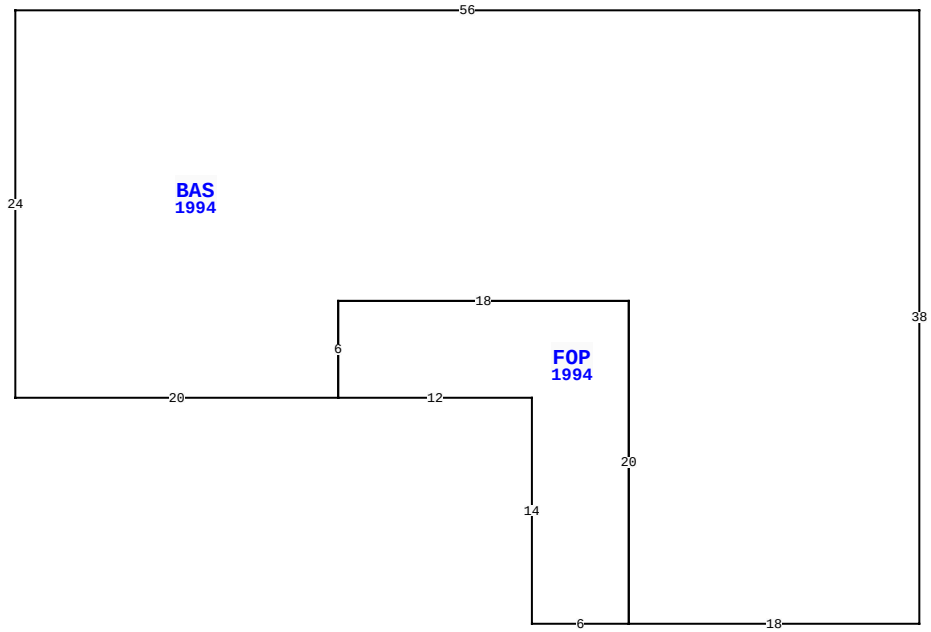
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1994	1,488	22,199
FOP	192	30	1994	58	865
TOTALS	1,680			1,546	23,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	1,546	47.7360	47.74	73,806	1994	1994	0	0	30	38.75	31.25

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



44182 MCKENDREE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
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	23,064
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	58,500
TOTAL MARKET VALUE	81,564
SOH/AGL Deduction	6,449
ASSESSED VALUE	75,115
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,115
TOTAL JUST VALUE	81,564
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,286

12/23KW: SFR IS STILL DOWN TO STUDS- SAME CONDTN A

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20009751	DEMOLITION	2,100	10/15/2020
93161	NEW CONSTR	56,700	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2650/244	3/16/2023	WD	U	I	11	100
GRANTOR: MCBEE JARED						
GRANTEE: FENCIK ISABELLA						
2625/1377	3/13/2023	FJ	U	V	11	0
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$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	RM	0.00	0.00	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500							

REVIEW DATE 12/20/2023 BY KW Total Acres: 1.30 Total Land Value: 58,500 Market: 0 Agricultural: 0 Common: 58,500 PRINTED 07/30/2025 BY SYS