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

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

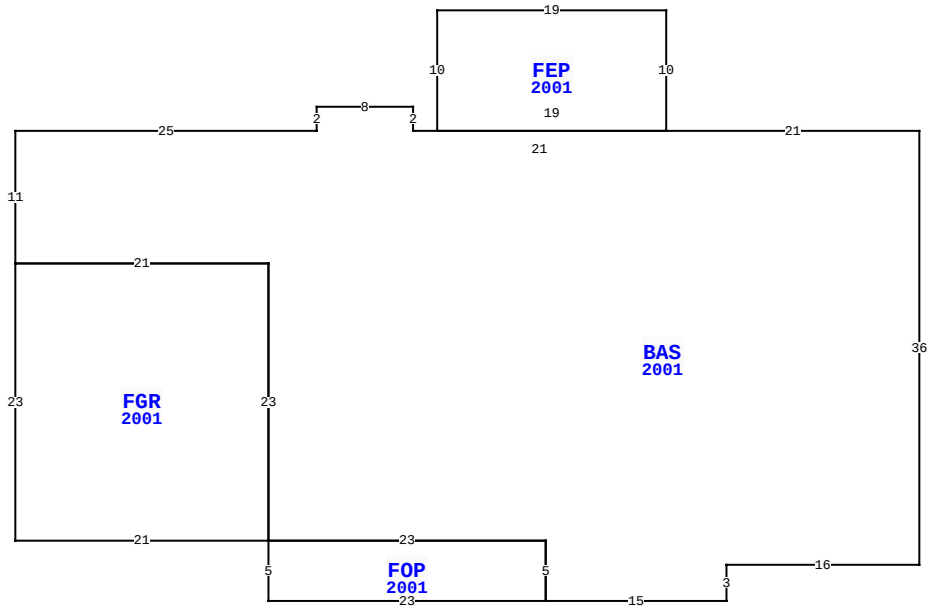
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,190	100	2001	2,190	221,146
FEP	190	80	2001	152	15,349
FGR	483	55	2001	266	26,861
FOP	115	30	2001	34	3,433
TOTALS	2,978			2,642	266,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,642	92.4480	122.03	322,403	2001	2001	0	0	0	17.25	82.75

2 SNGL FAM – 100% - 2002 Heated Area: 2190 HX Base Yr 2002



44097 MCKENDREE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		266,788
TOTAL MARKET OB/XF VALUE		17,156
TOTAL LAND VALUE - MARKET		85,750
TOTAL MARKET VALUE		369,694
SOH/AGL Deduction		187,696
ASSESSED VALUE		181,998
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,276
TOTAL JUST VALUE		369,694
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,428

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

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 $.

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	0510	GARAGE WD-	0	100	24	36	864.00	SF	35.00	35.00	100	1993	1993	3	20	6,048	
2	0510	GARAGE WD-	0	100	36	12	432.00	SF	35.00	35.00	100	1995	1995	3	20	3,024	
3	0681	POLE SHED	0	100	12	36	432.00	SF	15.00	15.00	100	1993	1993	3	20	1,296	
4	0680	POLE SHED	0	100	36	20	720.00	SF	10.00	10.00	100	2000	2000	3	27	1,944	
5	0812	CONCRETE C	0	100	0	0	1,533.00	SF	4.00	4.00	100	2001	2001	3	79	4,844	

LAND DESCRIPTION

TOTAL OB/XF 17,156

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	100	0006	OR	0.00	0.00	2.45	AC		1.00	1.00	1.00	35,000.00	35,000.00	85,750							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 2.45 Total Land Value: 85,750 Market: 0 Agricultural: 0 Common: 85,750 PRINTED 07/30/2025 BY SYS