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

SISAI BOBBY W
44243 MCKENDREE DR
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

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

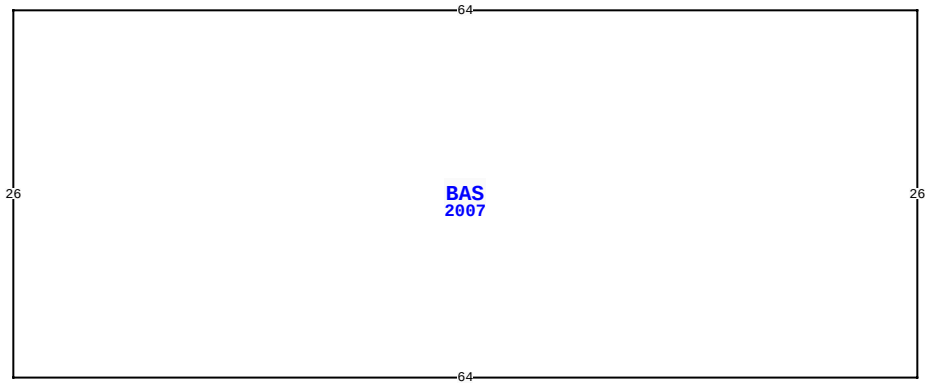
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	2007	1,664	150,538
TOTALS	1,664			1,664	150,538

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	133.04	221,379	2007	2012	0	0	0	32.00	68.00

1 M/H 94+ – 0% - 2024 Heated Area: 1664 HX Base Yr



44243 MCKENDREE DR, CALLAHAN

BLD DATE	02/21/2008 KWJW	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	165,266
TOTAL MARKET OB/XF VALUE	5,519
TOTAL LAND VALUE - MARKET	82,250
TOTAL MARKET VALUE	253,035
SOH/AGL Deduction	0
ASSESSED VALUE	253,035
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,035
TOTAL JUST VALUE	253,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,852

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	SALE PRICE
2161/1281	11/30/2017	WD	Q	I	01	155,000
GRANTOR: MCKENDREE JAMES B SR						
GRANTEE: SISAI BOBBY W						
1538/1349	12/03/2007	WD	Q	V	01	10,000
GRANTOR: MCKENDREE EVA LUCILLE						
GRANTEE: MCKENDREE JAMES B S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W64 S26 E64 N26 $.

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	0811	CONCRETE B	0	0	0	0	1,206.00	SF	5.20	5.20	100	2008	2008	3	88	5,519	

LAND DESCRIPTION

TOTAL OB/XF 5,519

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		OR	0.00	0.00	2.35	AC		1.00	1.00	1.00	35,000.00	35,000.00	82,250							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 2.35 Total Land Value: 82,250 Market: 0 Agricultural: 0 Common: 82,250 PRINTED 07/30/2025 BY SYS

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

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44243 MCKENDREE DR
CALLAHAN, FL 32011

2025

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

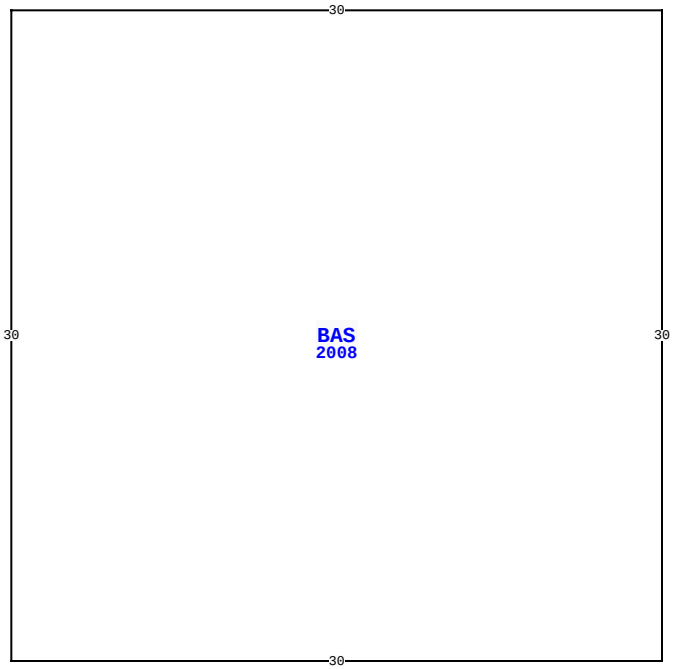
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8006.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2008	900	14,728
TOTALS	900			900	14,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	56.7000	20.98	18,882	2008	2008	0	0	0	22.00	78.00

2 GARAGE RES – 0% - 2024 Heated Area: 900 HX Base Yr



BLD DATE	02/21/2008 KWJW	LGL DATE	
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44243 MCKENDREE DR, CALLAHAN

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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	253,035
TOTAL JUST VALUE	253,035
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	238,852

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P12938	OTHER	0	01/01/2008
WE00523	WELL	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/1281	11/30/2017	WD	Q	I	01	155,000
GRANTOR: MCKENDREE JAMES B SR						
GRANTEE: SISAI BOBBY W						
1538/1349	12/03/2007	WD	Q	V	01	10,000
GRANTOR: MCKENDREE EVA LUCILLE						
GRANTEE: MCKENDREE JAMES B S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W30 S30 E30 N30$.

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

REVIEW DATE 05/10/2024 BY TWA Total Acres: 2.35 Total Land Value: 82,250 Market: 0 Agricultural: 0 Common: 82,250 PRINTED 07/30/2025 BY SYS