LOTS 17 TO 20 INC
EX S-1 OF 18
IN OR 2237/1963

HILES RUSSELL & LINDA
44261 MCKENDREE DR
CALLAHAN, FL 32011

2025

04-1N-25-2760-0017-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

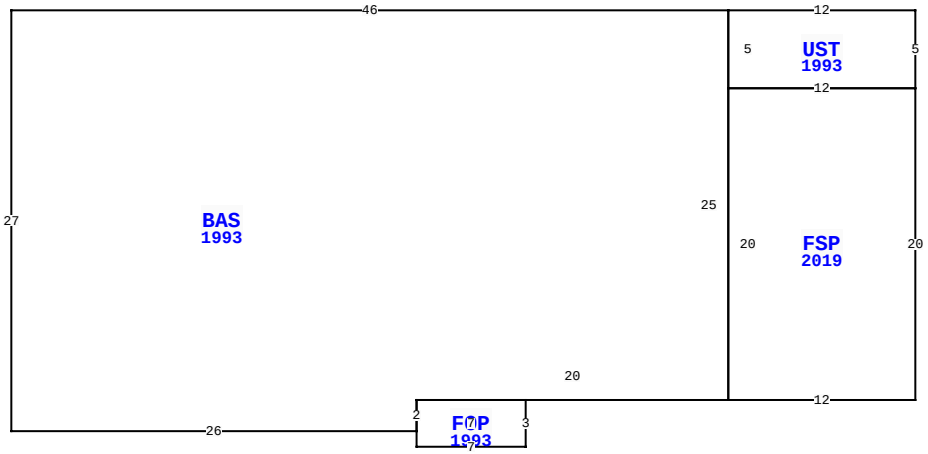
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,202	100	1993	1,202	147,429
FOP	21	30	1993	6	736
FSP	240	40	2019	96	11,775
UST	60	45	1993	27	3,312
TOTALS	1,523			1,331	163,251

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,331	154.2840	154.28	205,347	1972	2000	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 2019 Heated Area: 1202 HX Base Yr 2019



44261 MCKENDREE DR, CALLAHAN

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

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	100	1980	1980	3	20	1,152	
2	0681	POLE SHED	0	100	4	16	64.00	SF	15.00	15.00	100	1990	1990	3	20	192	
3	0510	GARAGE WD-	0	100	24	14	336.00	SF	24.85	24.85	100	1972	1972	3	20	1,670	
4	0351	CARPORT MT	0	100	23	13	299.00	SF	10.00	10.00	100	1972	1972	3	20	598	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		180,153
TOTAL MARKET OB/XF VALUE		3,612
TOTAL LAND VALUE - MARKET		258,825
TOTAL MARKET VALUE		442,590
SOH/AGL Deduction		233,651
ASSESSED VALUE		208,939
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,217
TOTAL JUST VALUE		442,590
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428486	0	36,330	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2237/1963	11/16/2018	WD	Q	I	02	260,000
GRANTOR: KIRKLAND JOHNNIE C &						
GRANTEE: HILES RUSSELL & LIN						
1895/1357	12/27/2013	WD	Q	I	01	160,000
GRANTOR: HUBBELL MARGARET E ET						
GRANTEE: KIRKLAND JOHNNIE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 S27 E26 FOP=[YR=1993] S1 E7 N3 W7 S2 $ N2
E20 FSP=[YR=2019] E12 N20 UST=[YR=1993] N5 W12 S5E12$
W12S20$ N25$.

LAND DESCRIPTION

TOTAL OB/XF 3,612

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	17.85	AC		1.00	1.00	1.00	14,500.00	14,500.00	258,825							

REVIEW DATE 01/31/2020 BY KBA Total Acres: 17.85 Total Land Value: 258,825 Market: 0 Agricultural: 0 Common: 258,825 PRINTED 07/30/2025 BY SYS

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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	05	STEEL 100
Quality	05	Quality Level 05

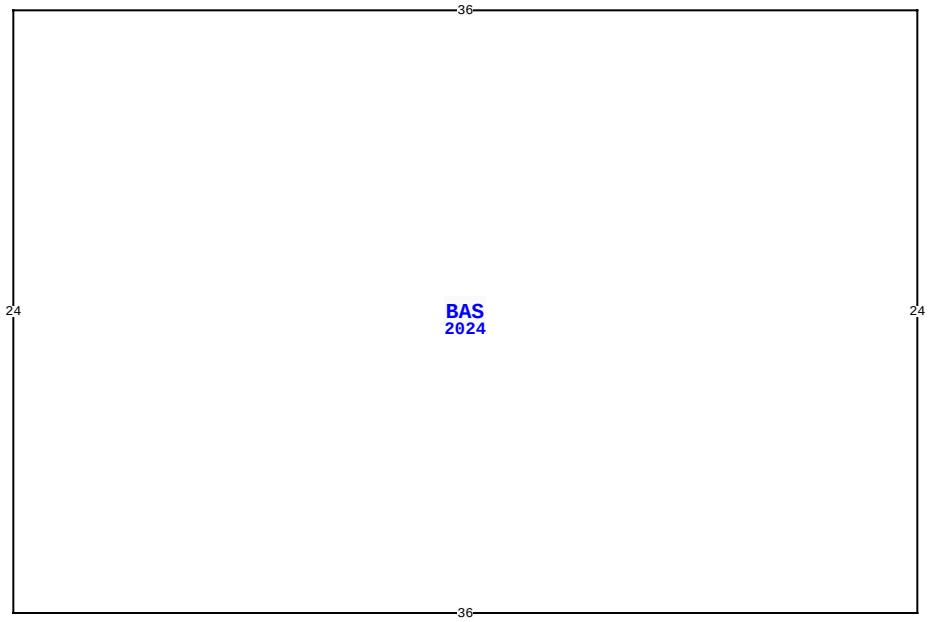
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	16,902
TOTALS	864			864	16,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	59.4000	21.98	18,991	2014	2014	0	0	0	11.00	89.00

2 GARAGE RES – 100% - 2015 Heated Area: 864 HX Base Yr 2019



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GRANTOR: HUBBELL MARGARET E ET						
GRANTEE: KIRKLAND JOHNNIE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E36 S24 W36 N24 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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