E1/2 OF S1/2 OF LOT 18
IN OR 2117/1250
EAST GRAY GABLES SUB PB 2/50

SELPH JIMMY C JR & CASEY
PO BOX 2023
CALLAHAN, FL 32011

2025

04-1N-25-2760-0018-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

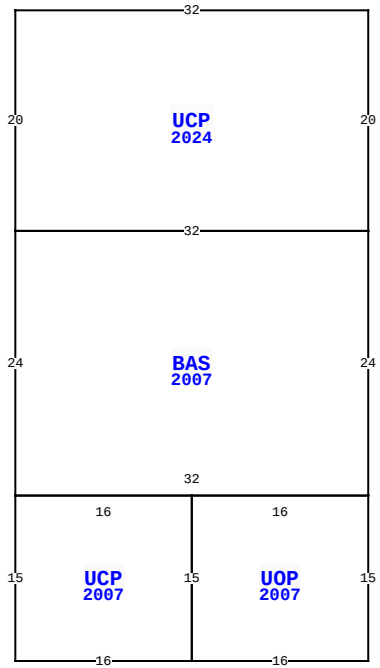
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8006.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2007	768	4,228
UCP	240	20	2007	48	264
UCP	640	20	2024	128	705
UOP	240	20	2007	48	264
TOTALS	1,888			992	5,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	992	29.7540	11.01	10,922	1992	1992	0	0	0	50.00	50.00

1 GARAGE RES – 0% - 0 Heated Area: 768 HX Base Yr



44331 MCKENDREE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	5,461
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	51,750
TOTAL MARKET VALUE	69,211
SOH/AGL Deduction	15,863
ASSESSED VALUE	53,348
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,348
TOTAL JUST VALUE	69,211
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	57,414

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1250	4/22/2017	WD	Q	I	01	30,000
GRANTOR: MCKENDREE JAMES B JR						
GRANTEE: SELPH JIMMY CLARENC						
1903/1084	2/14/2014	WD	U	I	11	100
GRANTOR: MCKENDREE RANDALL D S						
GRANTEE: MCKENDREE JAMES BYR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W32 S24 E32 N24 $
UCP=[YR=2007;ORIG=-32,24] S15 E16 N15 W16 $
UOP=[YR=2007;ORIG=-16,39] E16 N15 W16 S15 $
UCP=[YR=2024;ORIG=-32,-20] E32 S20 W32 N20 $
.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1987	1987	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	1.15	AC		1.00	1.00	1.00	45,000.00	45,000.00	51,750							

REVIEW DATE 01/31/2024 BY KWA Total Acres: 1.15 Total Land Value: 51,750 Market: 0 Agricultural: 0 Common: 51,750 PRINTED 07/30/2025 BY SYS