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

FENCIK ISABELLA
44182 MCKENDREE DR
CALLAHAN, FL 32011

2026

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

NASSAU COUNTY PROPERTY

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

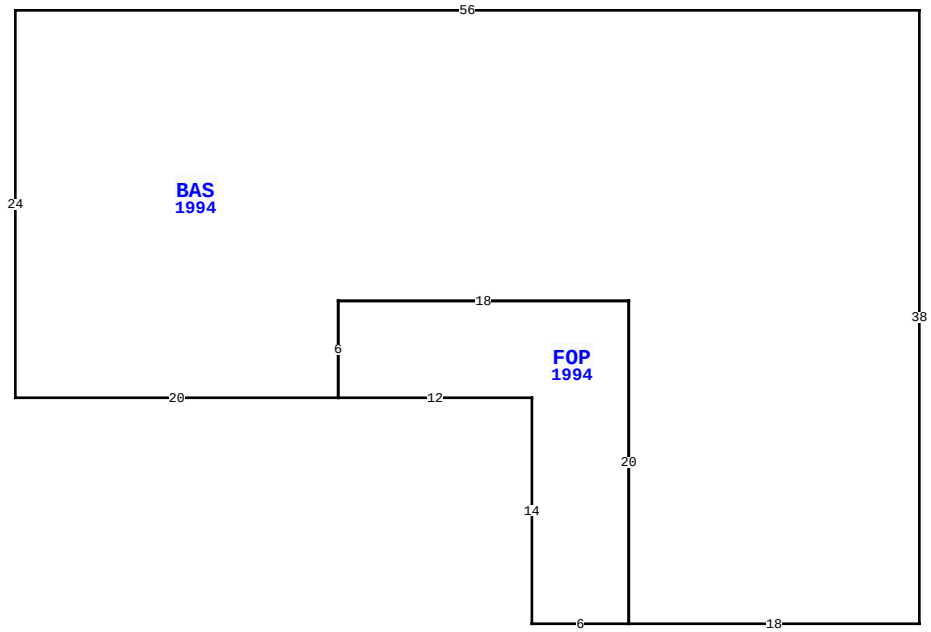
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8006.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	1994	1,488	45,120
FOP	192	30	1994	58	1,759
TOTALS	1,680			1,546	46,879

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,546	47.7360	50.12	77,486	1994	1994	0	0	0	39.50	60.50

1 SINGLE FAM 100% - 2026 Heated Area: 1488 HX Base Yr 2026



44182 MCKENDREE DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		46,879
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,000
TOTAL MARKET VALUE		111,879
SOH/AGL Deduction		0
ASSESSED VALUE		111,879
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,468
TOTAL JUST VALUE		111,879
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		81,564

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

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
1	000100	C	RES	100	0006	RM	0.00	0.00	1.30	AC		1.00	1.00	1.00	50,000.00	50,000.00	65,000							

REVIEW DATE 12/20/2023 BY KW Total Acres: 1.30 Total Land Value: 65,000 Market: 0 Agricultural: 0 Common: 65,000 PRINTED 07/09/2026 BY SYS