



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																					
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																							
Exterior Wall	20	FACE BRICK 100	0100	01	3,310	105.0000	94.76	313,656	1990	1990	0	0	23.60	76.40	VALUATION BY STANDARD																							
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0												Heated Area: 2911												HX Base Yr											
Roof Cover	03	COMP SHNGL 100													Tax Group: 6												Tax Dist:											
Interior Wall	05	DRYWALL 100													BUILDING MARKET VALUE												239,633											
Interior Floo	14	CARPET 90													TOTAL MARKET OB/XF VALUE												21,998											
Interior Floo	07	CORK/VTILE 10													TOTAL LAND VALUE - MARKET												114,705											
Air Condition	03	CENTRAL 100													TOTAL MARKET VALUE												300,257											
Heating Type	04	AIR DUCTED 100													SOH/AGL Deduction												124,656											
Bedrooms	3	100													ASSESSED VALUE												175,601											
Bathrooms	2	100													TOTAL EXEMPTION VALUE												55,000											
Frame	02	WOOD FRAME 100													BASE TAXABLE VALUE												120,601											
Stories	1.	1. 100													TOTAL JUST VALUE												376,336											
Units	0	100	NCON VALUE												0																							
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE												PREVIOUS YEAR MKT VALUE																							
Occupancy	00	NONE 100	247,822																																			
Quality			03	Quality Level 03																																		
DOR CODE			5600	TIMBERLAND 70-79																																		
MAP NUM			MKT AREA																																			
NEIGHBORHOOD/LOC			8005.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																		
BAS	2,911	100	2,911	210,746																																		
FOP	1,220	30	366	26,497																																		
UOP	30	20	6	435																																		
UOP	50	20	10	724																																		
UOP	85	20	17	1,231																																		
TOTALS			4,296	3,310	239,633																																	
EXTRA FEATURES					44170 KOREYS LN, CALLAHAN																																	
					BLD DATE																																	
					XF DATE																																	
					INC DATE																																	
					LGL DATE																																	
					LAND DATE																																	
					AG DATE																																	
					05/19/2023 MLU																																	
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																						
1	0940	SHEDS/PORT	0 100	8	16	128.00	SF	18.30	18.30	100	1985	1985	3	20	468																							
2	0940	SHEDS/PORT	0 100	8	12	96.00	SF	13.20	13.20	100	1950	1950	3	20	253																							
3	0680	POLE SHED	0 100	17	41	697.00	SF	7.50	7.50	100	1984	1984	3	20	1,046																							
4	0203	BARN MTL 0	0 100	20	27	540.00	SF	18.00	18.00	100	1987	1987	3	20	1,944																							
5	0681	POLE SHED	0 100	27	9	243.00	SF	15.00	15.00	100	1987	1987	3	20	729																							
6	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1986	1986	3	20	1,000																							
9	0940	SHEDS/PORT	0 100	9	8	72.00	SF	20.10	20.10	100	1960	1960	3	20	289																							
10	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	4,900																							
11	0811	CONCRETE B	0 100	16	50	800.00	SF	5.20	5.20	100	1990	1990	3	62	2,579																							
12	0200	BARN WD 0-	0 100	32	22	704.00	SF	20.00	20.00	100	1997	1997	3	26	3,661																							
LAND DESCRIPTION					TOTAL OB/XF 16,869																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV														
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																					
2	005600	A	TIMBER 3 SI	0			0.00	0.00	4.88	AC		1.00	1.00	1.00	410.00	410.00	2,001																					
3	009530	C	POND	0			0.00	0.00	0.65	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,625																					
4	009910	M	MKT. VAL. AG	0			0.00	0.00	4.88	AC		1.00	1.00	1.00	16,000.00	16,000.00	78,080																					
REVIEW DATE 04/30/2018 BY KB Total Acres: 6.53 Total Land Value: 38,626 Market: 78,080 Agricultural: 2,001 Common: 36,625 PRINTED 08/02/2023 BY SYS																																						

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										6				
ELEMENT		CD		CONSTRUCTION		TYPE	MDL	EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT			NORM	% COND		VALUATION SUMMARY																			
																									VALUATION BY										STANDARD									
																									Tax Group: 6										Tax Dist:									
																									BUILDING MARKET VALUE										239,633									
																									TOTAL MARKET OB/XF VALUE										21,998									
																									TOTAL LAND VALUE - MARKET										114,785									
																									TOTAL MARKET VALUE										300,257									
																									SOH/AGL Deduction										124,656									
																									ASSESSED VALUE										175,601									
																									TOTAL EXEMPTION VALUE										HX HB WX 55,000									
																									BASE TAXABLE VALUE										120,601									
																									TOTAL JUST VALUE										376,336									
																									NCON VALUE										0									
																									INCOME VALUE																			
																									PREVIOUS YEAR MKT VALUE										247,822									