PT OF SEC 16-1N-25E
IN OR 774/706
ESMT PT OR 1861/825

WILHELM GARY/
44238 KOREYS LANE
CALLAHAN, FL 32011

2023

16-1N-25-0000-0011-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

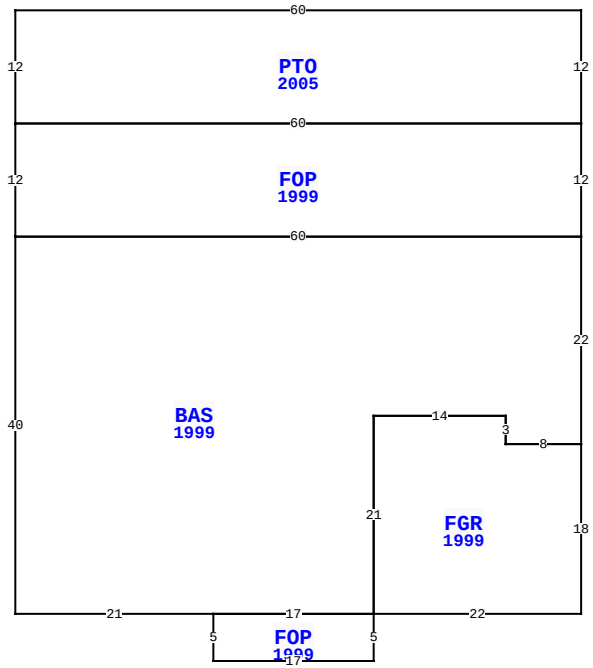
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	196,141
FGR	438	55	241	24,092
FOP	85	30	26	2,599
FOP	720	30	216	21,593
PTO	720	5	36	3,599
TOTALS	3,925		2,481	248,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,481	95.1264	112.96	280,254	1999	1999	0	0	0	11.50	88.50

1 SNGL FAM – 100% - 2000 Heated Area: 1962 HX Base Yr 2000



44238 KOREYS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		260,646
TOTAL MARKET OB/XF VALUE		29,898
TOTAL LAND VALUE - MARKET		101,850
TOTAL MARKET VALUE		392,394
SOH/AGL Deduction		200,183
ASSESSED VALUE		192,211
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		142,211
TOTAL JUST VALUE		392,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		323,692

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15109	SWIM POOL	25,000	01/01/2005
B995972	NEW CONSTR	100,295	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	10/18/1996	CN	Q	V		20,000
GRANTOR: STANLEY MIACLE LEE &						
GRANTEE: WILHELM GARY						
0668/1774	10/12/1992	WD	Q	V		23,500
GRANTOR: HENDRICKS JAMES & S						
GRANTEE: STANLEY & WALSER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W60 S12 FOP=[YR=1999] S12 BAS=[YR=1999] S40 E21 FOP=[YR=1999] S5 E17 N5 FGR=[YR=1999] E22 N18 W8 N3 W14 S21$ W17$ E17 N21 E14 S3 E8 N22 W60$ E60 N12 W60$ E60 N12$.

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	100	0	0	758.00	SF	5.20	5.20	100	1999	1999	3	79	3,114	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	18.30	18.30	100	1995	1995	3	20	732	
3	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	2001	2001	3	20	360	
4	0681	POLE SHED	0	100	10	6	60.00	SF	15.00	15.00	100	2001	2001	3	30	270	
5	0811	CONCRETE B	0	100	25	22	550.00	SF	5.20	5.20	100	2004	2004	3	86	2,460	
6	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2005	2005	3	44	16,830	
7	0845	KOOL DECK	0	100	0	0	425.00	SF	7.25	7.25	100	2005	2005	3	87	2,681	
8	0462	ST/AL FNC	0	100	146	4	584.00	SF	10.00	10.00	100	2006	2006	3	48	2,803	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	450.00	450.00	100	2006	2006	3	72	648	

LAND DESCRIPTION

TOTAL OB/XF 29,898

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	000115	C	SFR ACRES	100	0007	OR	0.00	0.00	2.91	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,850							

REVIEW DATE 04/30/2018 BY KBX Total Acres: 2.91 Total Land Value: 101,850 Market: 0 Agricultural: 0 Common: 101,850 PRINTED 08/02/2023 BY SYS

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IN OR 774/706
ESMT PT OR 1861/825

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44238 KOREYS LANE
CALLAHAN, FL 32011

2023

16-1N-25-0000-0011-0050

BUILDING CHARACTERISTICS

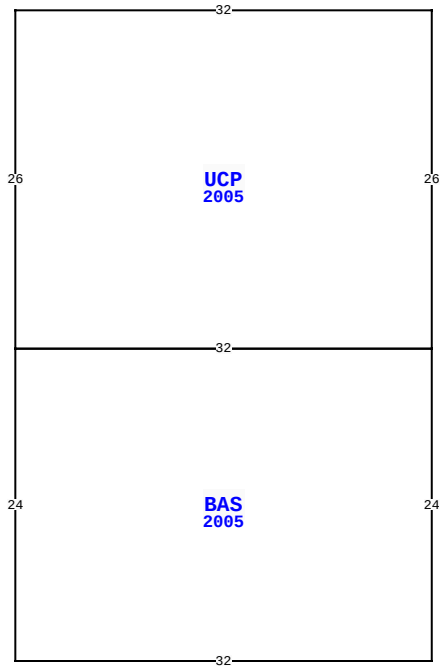
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	768	10,378
UCP	832	20	166	2,243
TOTALS	1,600		934	12,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	934	52.1640	18.26	17,055	2004	2004	0	0	0	26.00	74.00

2 GARAGE RES – 100% - 2000 Heated Area: 768 HX Base Yr 2000



44238 KOREYS LN, CALLAHAN

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NASSAU COUNTY PROPERTY

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BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2005] W32 S26 BAS=[YR=2005] S24 E32 N24 W32$ E32 N26$
.

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

REVIEW DATE 04/30/2018 BY KBX Total Acres: 2.91 Total Land Value: 101,850 Market: 0 Agricultural: 0 Common: 101,850 PRINTED 08/02/2023 BY SYS