

PT OF E1/2 2003 SCHULT DW/MH
IN OR 1197/567
PARS 12-5 & 13

WILLIAMS WANDA L/WILLIAMS MARY E
44002 KOREYS LANE
CALLAHAN, FL 32011

2023

16-1N-25-0000-0012-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

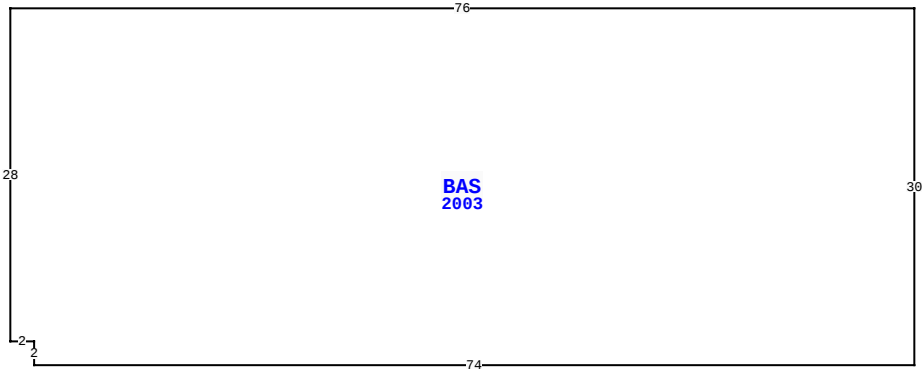
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	100,830
TOTALS	2,276		2,276	100,830

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
4	0812	CONCRETE C	0 100	38	27	1,026.00	SF	4.00	4.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	8.25
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	3.00

REVIEW DATE 11/22/2019 BY KBA

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,276	117.2000	82.04	186,723	2003	2003	0	0	0	46.00	54.00	
1 M/H 94+ - 100% - 2004				Heated Area: 2276				HX Base Yr 2004					



TOTAL OB/XF													
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/24/2023	MLU						
44002 KOREYS LN, CALLAHAN													

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY								STANDARD	
Tax Group: 6								Tax Dist:	
BUILDING MARKET VALUE								100,830	
TOTAL MARKET OB/XF VALUE								6,774	
TOTAL LAND VALUE - MARKET								177,000	
TOTAL MARKET VALUE								241,254	
SOH/AGL Deduction								113,736	
ASSESSED VALUE								127,518	
TOTAL EXEMPTION VALUE								50,000	
BASE TAXABLE VALUE								77,518	
TOTAL JUST VALUE								284,604	
NCON VALUE								0	
INCOME VALUE									
PREVIOUS YEAR MKT VALUE								143,337	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4254	MH MOVE-ON	0	11/01/2003
E12000	NEW CONSTR	0	11/01/2003

SALES DATA									
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE		
1197/0567		12/23/2003	WD	U	V	01	100		
GRANTOR: CREWS KEVIN & WANDA W									
GRANTEE: WILLIAMS MARY E & W									
1085/1948		10/09/2002	WD	U	I	07	100		
GRANTOR: HENDRICKS JAMES									
GRANTEE: CREWS KEVIN & WANDA									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2003] W76 S28 E2 S2 E74 N30\$.									

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		OR	0.00	0.00	8.25
2	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	3.00
3	009910	M	MKT. VAL. AG	0			0.00	0.00	3.00

REVIEW DATE 11/22/2019 BY KBA Total Acres: 11.25 Total Land Value: 133,650 Market: 45,000 Agricultural: 1,650 Common: 132,000 PRINTED 08/02/2023 BY SYS