PT OF E1/2
IN OR 1623/465
2009 DESTINY DW/MH

CREWS JUSTIN ERIC
44000 KOREYS LANE
CALLAHAN, FL 32011

2023

16-1N-25-0000-0012-0060

NASSAU COUNTY PROPERTY

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

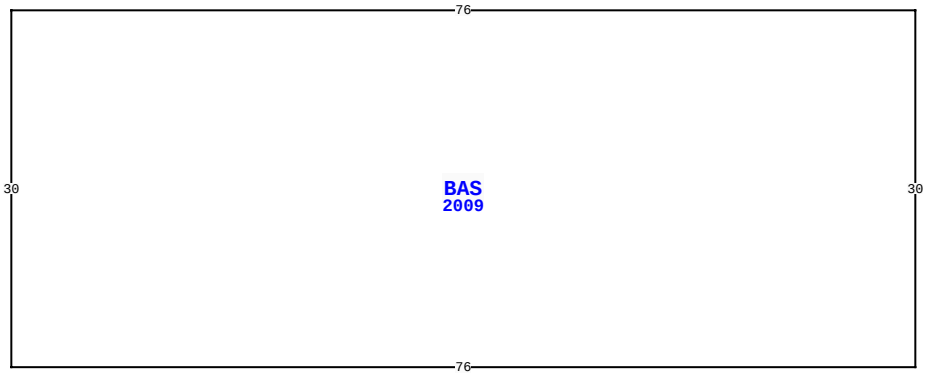
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	123,033
TOTALS	2,280		2,280	123,033

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,280	116.8000	81.76	186,413	2009	2009	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 2010 Heated Area: 2280 HX Base Yr 2010



44000 KOREYS LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		123,033
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		158,033
SOH/AGL Deduction		54,485
ASSESSED VALUE		103,548
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		53,548
TOTAL JUST VALUE		158,033
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,543

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5174	CO ISSUED	0	05/20/2009
P13737	OTHER	0	04/01/2009
E21675	ELEC OTHER	0	03/01/2009
MH5174	MH MOVE-ON	0	03/01/2009
M14429	MECH OTHER	0	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1623/0465	5/29/2009	QC	U	V	11	100
GRANTOR: CREWS KEVIN E						
GRANTEE: CREWS JUSTIN ERIC						
1551/1239	2/20/2008	WD	U	V	07	100
GRANTOR: HENDRICKS JAMES W						
GRANTEE: CREWS KEVIN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S30 E76 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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			0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 11/22/2019 BY KBA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/02/2023 BY SYS