PT OF SE1/4
IN OR 2453/1368

KELLEY NOMA COREY/KEATHLEY ROGER ET AL
44279 KOREYS LN
CALLAHAN, FL 32011

**2024**

**16-1N-25-0000-0011-0060**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

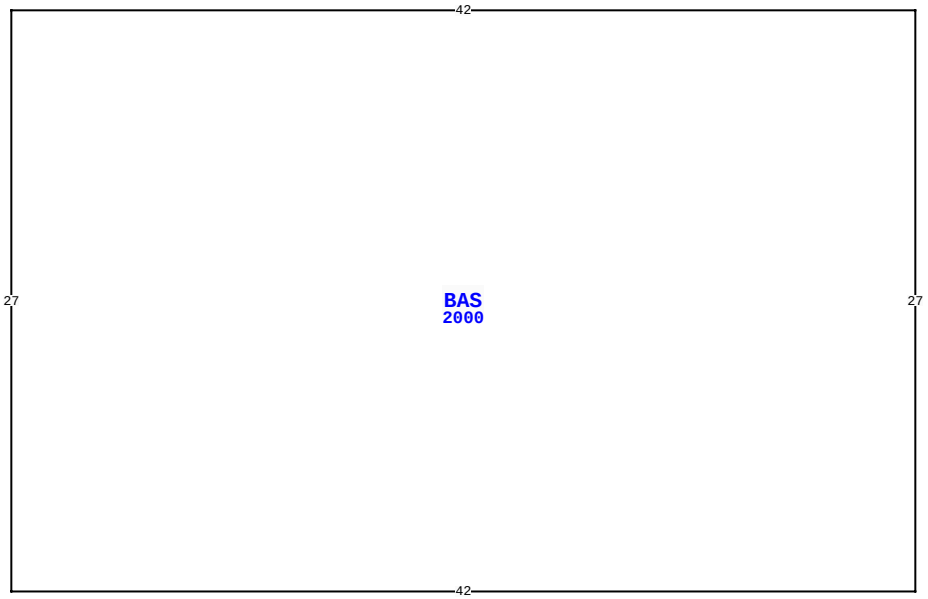
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,134 | 100 | 1,134 | 29,434 |
| TOTALS | 1,134 | | 1,134 | 29,434 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0820 | 02 | 1,134 | 123.6000 | 86.52 | 98,114 | 1992 | 1992 | 0 | 0 | 0 | 70.00 | 30.00 |

1 M/H 93- – 100% - 2018 Heated Area: 1134 HX Base Yr 2018




44279 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 | | 29,434 |
| TOTAL MARKET OB/XF VALUE | | 1,532 |
| TOTAL LAND VALUE - MARKET | | 35,000 |
| TOTAL MARKET VALUE | | 65,966 |
| SOH/AGL Deduction | | 32,683 |
| ASSESSED VALUE | | 33,283 |
| TOTAL EXEMPTION VALUE | HX HB VX WX | 33,283 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 65,966 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 62,645 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH982372 | MH MOVE-ON | 0 | 09/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2453/1368 | 12/20/2020 | QC | U | I | 11 | 100 |
| GRANTOR: KEATHLEY ROGER | | | | | | |
| GRANTEE: KEATHLEY ROGER & NO | | | | | | |
| 2406/1948 | 10/21/2020 | QC | U | I | 11 | 100 |
| GRANTOR: KEATHLEY ROGER | | | | | | |
| GRANTEE: KEATHLEY ROGER & NO | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W42 S27 E42 N27 $
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## 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 | 0812 | CONCRETE C | 0 | 100 | 30 | 36 | 1,080.00 | SF | 4.00 | 4.00 | 100 | 1980 | 1980 | 3 | 32.5 | 1,404 | |
| 2 | 1242 | WD DECK A | 0 | 100 | 16 | 8 | 128.00 | SF | 5.00 | 5.00 | 100 | 1995 | 1995 | 3 | 20 | 128 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,532

| 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 | 000102 | C | SFR/MH | 100 | 0005 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 35,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS