PT OF E1/2
IN OR 2249/888
R278343 & R278344

ADAMS KENNETH D & DESTINEY/
44090 KOREYS LN
CALLAHAN, FL 32011

2024

16-1N-25-0000-0012-0030

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	08	SHT VINYL 70
Interior Floo	14	CARPET 30
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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

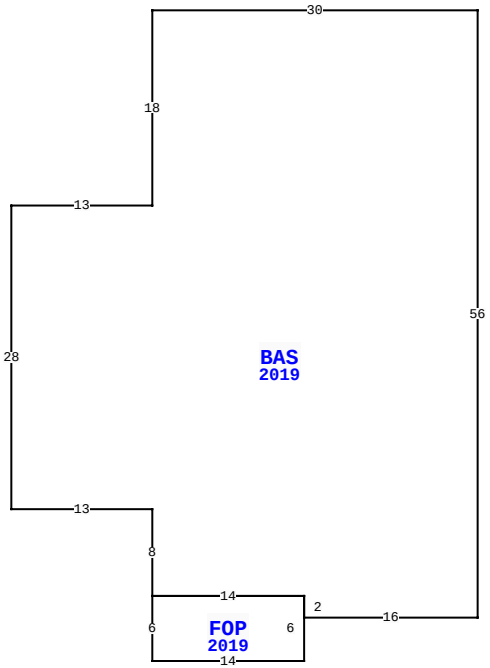
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,016	100	2,016	182,021
FOP	84	30	25	2,257
TOTALS	2,100		2,041	184,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,041	126.7200	95.04	193,977	2019	2019	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2021 Heated Area: 2016 HX Base Yr 2021



44090 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		184,278
TOTAL MARKET OB/XF VALUE		34,061
TOTAL LAND VALUE - MARKET		80,280
TOTAL MARKET VALUE		298,619
SOH/AGL Deduction		86,614
ASSESSED VALUE		212,005
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,005
TOTAL JUST VALUE		298,619
NCON VALUE		1,931
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,179

BLDG:1:7: 2019 LIOH (2020)
BLDG:1:6: RP: 12775824 & 12775825 & 12775826
BLDG:1:4: TW/MH/ID LOHGA11920161(A/B/C)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005896	CO ISSUED	0	06/07/2019
19001432	MH MOVE-ON	0	06/01/2019
B007493	GARAGE	18,750	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2249/1343	1/17/2019	QC	U	I	11	100
GRANTOR: ARNS INC						
GRANTEE: ARLP REO VI LLC						
2249/0888	1/11/2019	WD	Q	I	01	47,600
GRANTOR: GREEN HOUSE GROUP LLC						
GRANTEE: ADAMS KENNETH DALTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 S18 W13 S28 E13 S8 FOP=[YR=2019] S6 E14 N6 W14$ E14 S2 E16 N56$.

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	0510	GARAGE WD-	0	100	34	30	1,020.00	SF	35.00	35.00	100	2019	2019	3	90	32,130	
2	0810	CONCRETE A	1	100	0	0	300.00	SF	6.50	6.50	100	2024	2020		99	1,931	

LAND DESCRIPTION

TOTAL OB/XF 34,061

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	0007	OR	300.00	647.00	4.46	AC		1.00	1.00	1.00	18,000.00	18,000.00	80,280							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 4.46 Total Land Value: 80,280 Market: 0 Agricultural: 0 Common: 80,280 PRINTED 08/06/2024 BY SYS