

PT OF SE1/4
IN OR 547/943
ESMT OR 1188/927

CREWS BARBARA E
44003 KOREYS LANE
CALLAHAN, FL 32011

2024

16-1N-25-0000-0012-0040



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2 6										
Exterior Wall	05	AVERAGE 100	0100	01	1,408	100.8800	95.84	134,943	1981	1981	40	0	0	17.75	42.25	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 980 HX Base Yr									
Roof Cover	03	COMP SHNGL 100														Tax Group: 6 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 76,366									
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 11,370									
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 70,000									
Air Condition	01	NONE 100														TOTAL MARKET VALUE 157,736									
Heating Type	02	CONVECTION 100														SOH/AGL Deduction 86,002									
Bedrooms	2	100														ASSESSED VALUE 71,734									
Bathrooms	1	100														TOTAL EXEMPTION VALUE HX HB WX 35,724									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 36,010									
Stories	1.	1. 100														TOTAL JUST VALUE 157,736									
Units	0	100	NCON VALUE 2,868																						
BUD8 Adjustme	06	DIST 1D 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 150,396																						
Quality 03 Quality Level 03			BLDG:2:3: STATE DECALS# 17618795/2012 EXP 12/12																						
DOR CODE 0100 SINGLE FAMILY			BLDG:2:1: SW/MH/ID 17572																						
MAP NUM MKT AREA 08			BLDG:1:1: ADJ DUE TO OWNER ADDING ON OVER THE YEAR																						
NEIGHBORHOOD/LOC 8005.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	840	100	840	34,014																					
BAS	140	100	140	5,669																					
FEP	180	80	144	5,831																					
UCP	720	20	144	5,831																					
UOP	254	20	51	2,065																					
USP	224	30	67	2,713																					
UST	49	45	22	891																					
TOTALS 2,407 1,408 57,013			44003 KOREYS LN, CALLAHAN																						
EXTRA FEATURES			BLD DATE LGL DATE																						
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										
1	0200	BARN WD 0-	0	100	30	40	1,200.00	SF 12.00	100	1983	1983	3	20	2,880											
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT 3,500.00	100	1983	1983	3	54	1,890											
3	0681	POLE SHED	0	100	10	20	200.00	SF 15.00	100	1990	1990	3	20	600											
4	0936	SEPTC TANK	0	0	0	0	1.00	UT 6,000.00	100	1988	1988	3	100	6,000											
BUILDING NOTES																									
BUILDING DIMENSIONS																									
BAS=[YR=1993;ORIG=-40,0] W7 W7 N7 N25 W14 S32 S14 E8.1 E17.11 E2 N14 \$																									
UCP=[YR=2002;ORIG=0,0] W24 S14 S16 E24 N30 \$																									
USP=[YR=2002;ORIG=-24,0] W16 S14 E16 N14 \$																									
FEP=[YR=2002;ORIG=-60,14] S10 E18 N10 W18 \$																									
BAS=[YR=2002;ORIG=-68,0] W10 S14 E10 N14 \$																									
UST=[YR=2002;ORIG=-47,0] N7 W7 S7 E7 \$																									
UOP=[YR=2024;ORIG=-42,28] N4 W18 N10 W8 W10 S9 E14 S5 E22 \$																									
.																									
LAND DESCRIPTION TOTAL OB/XF 11,370																									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000								
REVIEW DATE 01/06/2023 BY KWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/06/2024 BY SYS																									

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