IN OR 1151/1419
R787799 & R787800

KELLEY NOMA COREY/KELLEY DONALD RAY ET AL
44279 KOREYS LN
CALLAHAN, FL 32011

2025

16-1N-25-0000-0011-0030

BUILDING CHARACTERISTICS

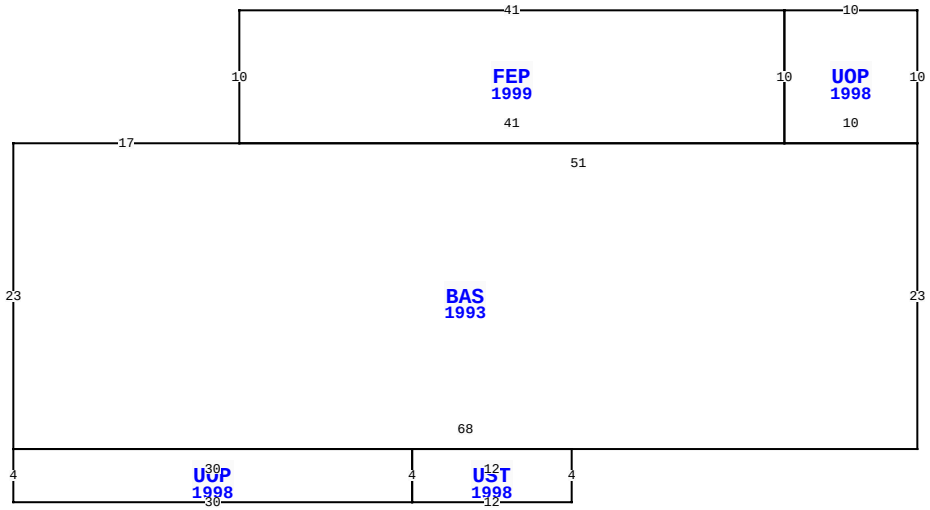
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,564	100	1993	1,564	25,801
FEP	410	85	1999	348	5,741
UOP	100	25	1998	25	413
UOP	120	25	1998	30	495
UST	48	55	1998	26	429
TOTALS	2,242			1,993	32,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,993	68.7400	54.99	109,595	1974	1977	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1912 HX Base Yr



43562 RATLIFF RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	32,878
TOTAL MARKET OB/XF VALUE	184
TOTAL LAND VALUE - MARKET	53,550
TOTAL MARKET VALUE	86,612
SOH/AGL Deduction	32,869
ASSESSED VALUE	53,743
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,743
TOTAL JUST VALUE	86,612
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	70,615

ALSO SEE ADJCNT PRCLS 11-6 & 11-7

1974 KINGSWOOD _ R787799 & R787800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0108137	REPAIR/RRF	2,000	04/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1151/1419	7/08/2003	QC	Q	I	01	100
GRANTOR: KELLEY NOMA COREY &						
GRANTEE: KELLEY NOMA C ETAL						
0936/1686	6/16/2000	WD	Q	I	01	100
GRANTOR: KELLEY NOMA COREY						
GRANTEE: KELLEY NOMA & AURLI						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1998] W10 FEP=[YR=1999] W41 S10 BAS=[YR=1993] W17 S23 UOP=[YR=1998] S4 E30 UST=[YR=1998] E12 N4 W12 S4$ N4 W30$ E68 N23 W51$ E41 N10$ S10 E10 N10$.

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	0940	SHEDS/PORT	0	0	4	6	24.00	SF	18.30	18.30	100	2004	2004	3	21	92	
2	0940	SHEDS/PORT	0	0	4	6	24.00	SF	18.30	18.30	100	2004	2004	3	21	92	

LAND DESCRIPTION

TOTAL OB/XF 184

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	000100	C	RES	0	0006	OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	45,000.00	45,000.00	53,550							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.19 Total Land Value: 53,550 Market: 0 Agricultural: 0 Common: 53,550 PRINTED 07/30/2025 BY SYS