PT OF SEC 16-1N-25E
IN OR 774/706
ESMT PT OR 1861/825

WILHELM GARY
44238 KOREYS LANE
CALLAHAN, FL 32011

2025

16-1N-25-0000-0011-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

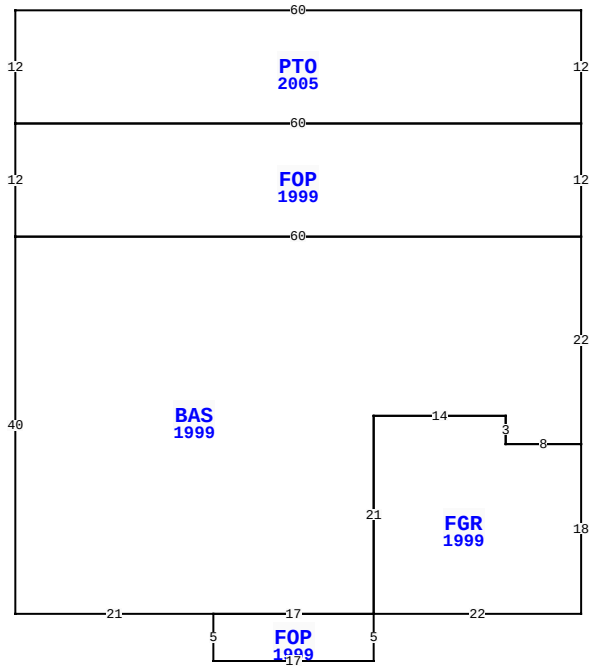
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1999	1,962	215,572
FGR	438	55	1999	241	26,479
FOP	85	30	1999	26	2,857
FOP	720	30	1999	216	23,733
PTO	720	5	2005	36	3,956
TOTALS	3,925			2,481	272,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,481	95.1264	125.57	311,539	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2000 Heated Area: 1962 HX Base Yr 2000



44238 KOREYS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 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		285,215
TOTAL MARKET OB/XF VALUE		25,962
TOTAL LAND VALUE - MARKET		101,850
TOTAL MARKET VALUE		413,027
SOH/AGL Deduction		209,309
ASSESSED VALUE		203,718
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		147,996
TOTAL JUST VALUE		413,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15109	SWIM POOL	25,000	01/01/2005
B995972	NEW CONSTR	100,295	01/04/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	10/18/1996	CN	Q	V		20,000
GRANTOR: STANLEY MIACLE LEE &						
GRANTEE: WILHELM GARY						
0668/1774	10/12/1992	WD	Q	V		23,500
GRANTOR: HENDRICKS JAMES & S						
GRANTEE: STANLEY & WALSER						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2005] W60 S12 FOP=[YR=1999] S12 BAS=[YR=1999] S40 E21 FOP=[YR=1999] S5 E17 N5 FGR=[YR=1999] E22 N18 W8 N3 W14 S21$ W17$ E17 N21 E14 S3 E8 N22 W60$ E60 N12 W60$ E60 N12$.

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	0811	CONCRETE B	0	100	0	0	758.00	SF	5.20	5.20	100	1999	1999	3	75	2,956	
2	0940	SHEDS/PORT	0	100	20	10	200.00	SF	18.30	18.30	100	1995	1995	3	20	732	
3	0940	SHEDS/PORT	0	100	10	6	60.00	SF	30.00	30.00	100	2001	2001	3	20	360	
4	0681	POLE SHED	0	100	10	6	60.00	SF	15.00	15.00	100	2001	2001	3	28	252	
5	0811	CONCRETE B	0	100	25	22	550.00	SF	5.20	5.20	100	2004	2004	3	83	2,374	
6	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2005	2005	3	36	13,770	
7	0845	KOOL DECK	0	100	0	0	425.00	SF	7.25	7.25	100	2005	2005	3	84	2,588	
8	0462	ST/AL FNC	0	100	146	4	584.00	SF	10.00	10.00	100	2006	2006	3	40	2,336	
9	0463	FENCE GATE	0	100	0	0	2.00	UT	450.00	450.00	100	2006	2006	3	66	594	

LAND DESCRIPTION

TOTAL OB/XF 25,962

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	100	0007	OR	0.00	0.00	2.91	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,850							

REVIEW DATE 05/14/2024 BY TWA Total Acres: 2.91 Total Land Value: 101,850 Market: 0 Agricultural: 0 Common: 101,850 PRINTED 07/30/2025 BY SYS

PT OF SEC 16-1N-25E
IN OR 774/706
ESMT PT OR 1861/825

WILHELM GARY
44238 KOREYS LANE
CALLAHAN, FL 32011

2025

16-1N-25-0000-0011-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

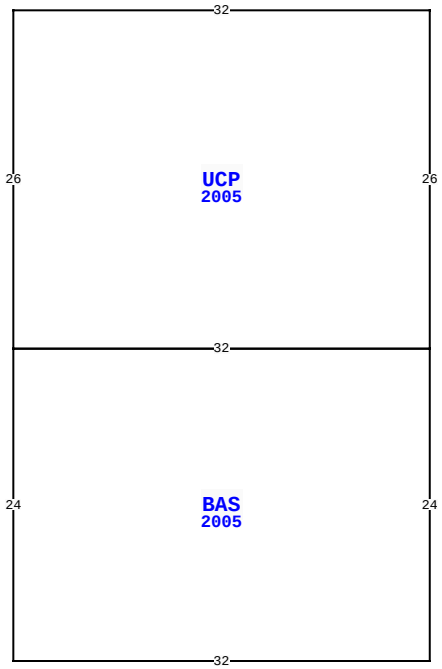
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	2005	768	10,375
UCP	832	20	2005	166	2,243
TOTALS	1,600			934	12,618

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	934	52.1640	19.30	18,026	2004	2004	0	0	0	30.00	70.00

2 GARAGE RES – 100% - 2000 Heated Area: 768 HX Base Yr 2000



44238 KOREYS LN, CALLAHAN

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XF DATE		LAND DATE	05/09/2025 MLU
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GRANTEE: STANLEY & WALSER						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2005] W32 S26 BAS=[YR=2005] S24 E32 N24 W32$ E32 N26$
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/14/2024 BY TWA Total Acres: 2.91 Total Land Value: 101,850 Market: 0 Agricultural: 0 Common: 101,850 PRINTED 07/30/2025 BY SYS