PT OF SE1/4
IN OR 2453/1368

KEATHLEY ROGER ET AL/BOWEN DAVID
44279 KOREYS LN
CALLAHAN, FL 32011

2025

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

BUILDING CHARACTERISTICS

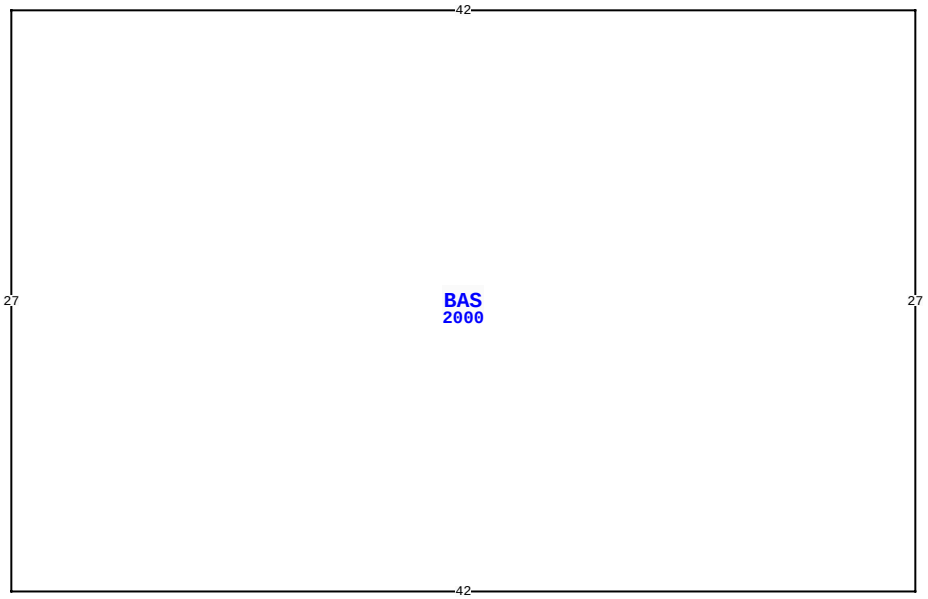
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	2000	1,134	33,639
TOTALS	1,134			1,134	33,639

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	98.88	112,130	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	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		33,639
TOTAL MARKET OB/XF VALUE		1,424
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		80,063
SOH/AGL Deduction		45,815
ASSESSED VALUE		34,248
TOTAL EXEMPTION VALUE	HX HB VX WX	34,248
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		80,063
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		65,966

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 $
.

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	30	1,296	
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 1,424

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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS