

SHEPARD MARIE
PO BOX 1735
CALLAHAN, FL 32011-1735

16-1N-25-0000-0011-0090

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

080002

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

080002

1,615

116.4000

98.94

159,788

2012

2012

0

0

32.00

68.00

0330

VINYL 100

GABLE/HIP 100

0503

COMP SHNGL 100

DRYWALL 100

1414

CARPET 60

SHT VINYL 40

0803

CENTRAL 100

AIR DUCTED 100

0404

3 100

2 100

WOOD FRAME 100

0202

0 100

0 100

0303

Quality Level 03

0200MOBILE HOME

MKT AREA

08

8005.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

1,560

100

2012

1,560

104,955

368

15

2024

55

3,701

TOTALS

1,928

1,615

108,656

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

1 0940

SHEDS/PORT

0 100

10 12

120.00

SF

21.30

21.30

100

1992

1992

3 20

511

2 0351

CARPORT MT

0 100

0 0

360.00

SF

10.00

10.00

100

2000

2000

3 20

720

3 1242

WD DECK A

0 100

0 0

525.00

SF

10.00

10.00

100

2011

2011

3 45

2,363

4 0510

GARAGE WD-

0 100

25 20

500.00

SF

35.00

35.00

100

2011

2011

3 60

10,500

5 0351

CARPORT MT

1 100

36 18

648.00

SF

10.00

10.00

100

2024

2020

86

5,573

LAND DESCRIPTION

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 000100

C

RES

100

0005

OR

0.00

0.00

3.09

AC

1.00

1.00

1.00

30,000.00

30,000.00

92,700

REVIEW DATE

01/06/2023

BY

KWA

Total Acres:

3.09

Total Land Value:

92,700

Market:

0

Agricultural:

0

Common:

92,700

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

VALUATION BY

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

HX HB

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

STANDARD

108,656

19,667

92,700

221,023

96,963

124,060

50,722

73,338

221,023

0

175,201

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q / I

V / I

RSN CD

SALE PRICE

1165/1454

8/26/2003

QC Q

I

01

100

GRANTOR: BLALOCK MICHAEL S

GRANTEE: BLALOCK MARIE

0699/0169

2/24/1994

WD Q

I

01

100

GRANTOR: KOREY SHANE & ALINE

GRANTEE: BLALOCK MICHAEL & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W52 S30 E52 N30 \$

DCK=[YR=2024;ORIG=-60,30] E8 N30 E8 N8 W16 S38 \$

44210 KOREYS LN, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/09/2025

MLU

19,667

TOTAL OB/XF