IN OR 1292/580
EX PARS 12-3 12-4 12-5 12-6 13
2001/KING/DW/MH

CREWS SHANNON M
44055 KOREY'S LANE
CALLAHAN, FL 32011

2025

16-1N-25-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

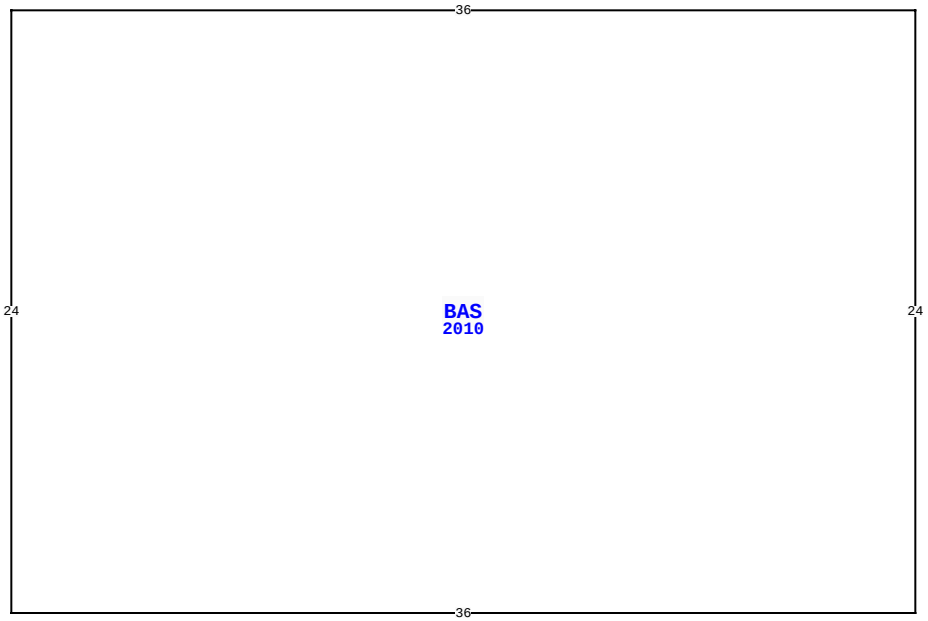
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2010	864	41,147
TOTALS	864			864	41,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	864	121.8000	103.53	89,450	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2011 Heated Area: 864 HX Base Yr 2011



44055 KOREYS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,147
TOTAL MARKET OB/XF VALUE		11,664
TOTAL LAND VALUE - MARKET		158,472
TOTAL MARKET VALUE		211,283
SOH/AGL Deduction		129,926
ASSESSED VALUE		81,357
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		30,635
TOTAL JUST VALUE		211,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5279	CO ISSUED	0	06/17/2010
E22678	ELEC OTHER	0	06/01/2010
M15371	H/AC	0	06/01/2010
MH5279	MH MOVE-ON	0	06/01/2010
P14302	OTHER	0	06/01/2010

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1292/0580	2/02/2005	WD	Q	V		79,000
GRANTOR: HENDRICKS JAMES W						
GRANTEE: CREWS SHANNON M						
0569/0839	5/09/1989	QC	U	I	10	100
GRANTOR: HENDRICKS MARILYN D						
GRANTEE: HENDRICKS JAMES W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W36 S24 E36 N24$.

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	0681	POLE SHED	0	100	24	40	960.00	SF	15.00	15.00	100	2017	2017	3	81	11,664	

LAND DESCRIPTION

TOTAL OB/XF 11,664

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	12.78	AC		1.00	1.00	0.80	15,500.00	12,400.00	158,472							

REVIEW DATE 10/05/2022 BY KBA Total Acres: 12.78 Total Land Value: 158,472 Market: 0 Agricultural: 0 Common: 158,472 PRINTED 07/30/2025 BY SYS