

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
Exterior Wall	05	AVERAGE 100								0200	01	1,865	121.7160	109.54	204,292	2015	2015	0	0	4.00	96.00	VALUATION BY					STANDARD												
Roof Structur	03	GABLE/HIP 100								2 SFR MODULR - 100% - 2016										Heated Area: 1800										HX Base Yr 2016									
Roof Cover	03	COMP SHNGL 100								BAS 2015 FOP 2024																													
Interior Wall	05	DRYWALL 100																																					
Interior Floo	14	CARPET 60																																					
Interior Floo	12	HARDWOOD 40																																					
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	0 100																																					
Occupancy	00	NONE 100																																					
Quality		06	Quality Level 06																																				
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	1,800	100	2015	1,800	189,285																																		
FOP	216	30	2024	65	6,835																																		
TOTALS		2,016			1,865	196,120	44179 KOREYS LN, CALLAHAN										BLD DATE				LGL DATE		05/09/2025		MLU														
EXTRA FEATURES												XF DATE				LAND DATE																							
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	0510	GARAGE WD-	0 100	14 24	336.00	SF	26.95	26.95	100	1975	1975	3	20	1,811																									
2	1242	WD DECK A	0 100	20 10	200.00	SF	10.00	10.00	100	1995	1995	3	20	400																									
LAND DESCRIPTION										TOTAL OB/XF										2,211																			
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															
1	000100	C	RES	100		OR	0.00	0.00	4.71	AC		1.00	1.00	1.00	30,000.00	30,000.00	141,300																						
REVIEW DATE		05/14/2024		BY	TWA		Total Acres:	4.71		Total Land Value:	141,300		Market:	0		Agricultural:	0		Common:	141,300		PRINTED 07/30/2025 BY SYS																	

[illegible]