PT OF E1/2
IN OR 1623/465
2009 DESTINY DW/MH

CREWS JUSTIN ERIC
44000 KOREYS LANE
CALLAHAN, FL 32011

2025

16-1N-25-0000-0012-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

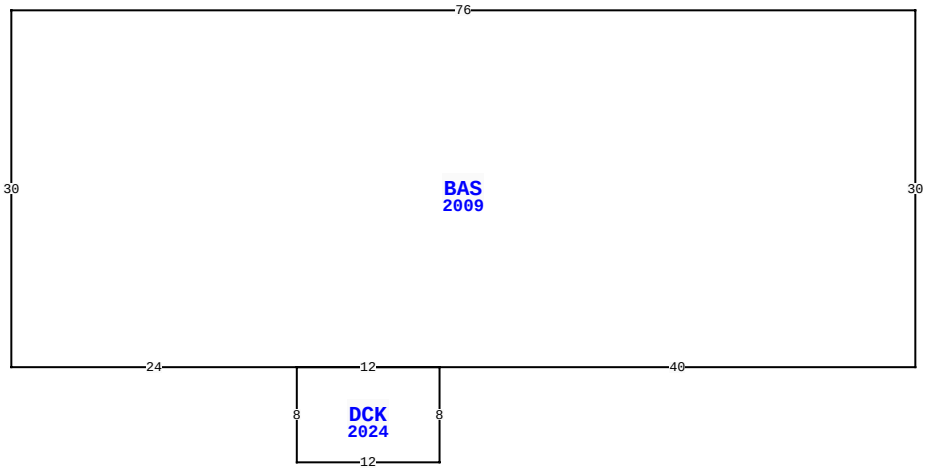
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	2,280	100	2009	2,280	140,342
DCK	96	15	2024	14	862
TOTALS	2,376			2,294	141,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,294	116.8000	99.28	227,748	2009	2009	0	0	0	38.00	62.00

1 M/H 94+ – 100% - 2010 Heated Area: 2280 HX Base Yr 2010



44000 KOREYS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		182,070
TOTAL MARKET OB/XF VALUE		772
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		227,842
SOH/AGL Deduction		76,307
ASSESSED VALUE		151,535
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		100,813
TOTAL JUST VALUE		227,842
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		203,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5174	CO ISSUED	0	05/20/2009
P13737	OTHER	0	04/01/2009
E21675	ELEC OTHER	0	03/01/2009
MH5174	MH MOVE-ON	0	03/01/2009
M14429	MECH OTHER	0	03/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1623/0465	5/29/2009	QC	U	V	11	100
GRANTOR: CREWS KEVIN E						
GRANTEE: CREWS JUSTIN ERIC						
1551/1239	2/20/2008	WD	U	V	07	100
GRANTOR: HENDRICKS JAMES W						
GRANTEE: CREWS KEVIN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W76 S30 E24 E12 E40 N30 $
DCK=[YR=2024;ORIG=-40,30] W12 S8 E12 N8 $
.

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	0810	CONCRETE A	1	100	40	3	120.00	SF	6.50	6.50	100	2024	2022		99	772	

LAND DESCRIPTION

TOTAL OB/XF 772

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		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

PT OF E1/2
IN OR 1623/465
2009 DESTINY DW/MH

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CALLAHAN, FL 32011

2025

16-1N-25-0000-0012-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 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	05	STEEL 100
Quality	06	Quality Level 06

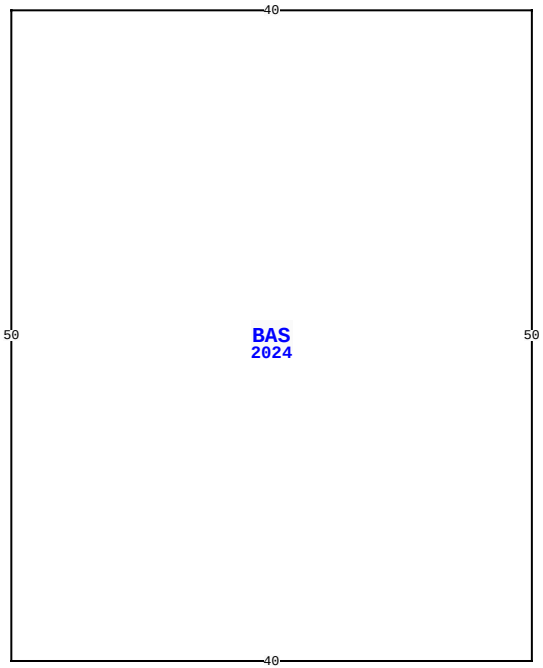
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2024	2,000	40,866
TOTALS	2,000			2,000	40,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	2,000	56.3500	20.85	41,700	2022	2022	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2024 Heated Area: 2000 HX Base Yr 2010



44000 KOREYS LN, CALLAHAN

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GRANTOR: HENDRICKS JAMES W						
GRANTEE: CREWS KEVIN E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,6] E40 S50 W40 N50 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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