

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMNT CD CONSTRUCTION										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY VALUATION SUMMARY									
Exterior Wall 20 FACE BRICK 100										0100 01 3,310 96.6000 101.43 335,733 1990 1990 0 0 0 25.25 74.75										STANDARD									
Roof Structur 03 GABLE/HIP 100										1 SINGLE FAM 100% - 0 Heated Area: 2911 HX Base Yr										Tax Group: 6 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 250,960									
Interior Wall 05 DRYWALL 100																				TOTAL MARKET OB/XF VALUE 15,263									
Interior Floo 14 CARPET 90																				TOTAL LAND VALUE - MARKET 148,625									
Interior Floo 07 CORK/VTILE 10																				TOTAL MARKET VALUE 414,848									
Air Condition 03 CENTRAL 100																				SOH/AGL Deduction 134,542									
Heating Type 04 AIR DUCTED 100																				ASSESSED VALUE 280,306									
Bedrooms 3 100																				TOTAL EXEMPTION VALUE HX HB WX 56,411									
Bathrooms 2 100																				BASE TAXABLE VALUE 223,895									
Frame 02 WOOD FRAME 100																				TOTAL JUST VALUE 414,848									
Stories 1. 1. 100																				NCON VALUE 0									
Units 0 100																				INCOME VALUE									
BUD8 Adjustme 06 DIST 1D 100																				PREVIOUS YEAR MKT VALUE 374,567									
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
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 2,911 100 1993 2,911 220,709																													
FOP 1,220 30 1993 366 27,749																													
UOP 30 20 1993 6 455																													
UOP 50 20 1993 10 758																													
UOP 85 20 1993 17 1,289																													
TOTALS 4,296 3,310 250,960																													
EXTRA FEATURES										44170 KOREYS LN, CALLAHAN																			
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 0680 POLE SHED 0 100 17 41 697.00 SF 10.00 10.00 100 1984 1984 3 20 1,394																													
2 0203 BARN MTL 0 0 100 20 27 540.00 SF 18.00 18.00 100 1987 1987 3 20 1,944																													
3 0681 POLE SHED 0 100 27 9 243.00 SF 15.00 15.00 100 1987 1987 3 20 729																													
4 0525 GAZEBO 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 1986 1986 3 20 1,000																													
5 0500 FP-PRE FAB 0 100 0 0 2.00 UT 3,500.00 3,500.00 100 1990 1990 3 64 4,480																													
7 0680 POLE SHED 0 100 36 24 864.00 SF 10.00 10.00 100 1997 1997 3 23 1,987																													
8 0350 CARPORT WD 0 100 0 0 788.00 SF 13.00 13.00 100 1997 1997 3 20 2,049																													
9 0940 SHEDS/PORT 0 100 11 18 198.00 SF 30.00 30.00 100 1997 1997 3 20 1,188																													
10 1242 WD DECK A 0 100 0 0 246.00 SF 10.00 10.00 100 1997 1997 3 20 492																													
LAND DESCRIPTION										TOTAL OB/XF 15,263																			
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 0007 OR 0.00 0.00 1.00 AC 1.00 1.00 1.00 25,000.00 25,000.00 25,000																													
2 009530 C POND 100 0007 OR 0.00 0.00 0.65 AC 1.00 1.00 1.00 2,500.00 2,500.00 1,625																													
3 000100 C RES 100 0007 OR 4.88 AC 1.00 1.00 1.00 25,000.00 25,000.00 122,000																													
REVIEW DATE 04/13/2026 BY TWA Total Acres: 6.53 Total Land Value: 148,625 Market: 0 Agricultural: 0 Common: 148,625 PRINTED 07/09/2026 BY SYS																													