IN OR 1721/875
R583243

BRANSON KENNETH
44324 KOREY'S LN
CALLAHAN, FL 32011

2026

16-1N-25-0000-0011-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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		0 100
Quality	03	Quality Level 03

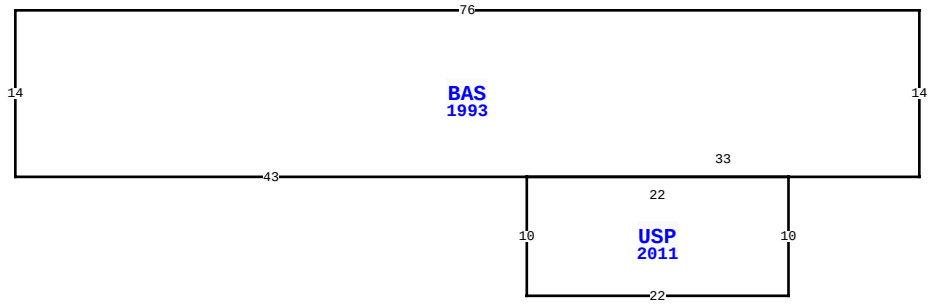
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1993	1,064	26,861
USP	220	50	2011	110	2,777
TOTALS	1,284			1,174	29,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,174	99.0000	84.15	98,792	1991	1991	0	0	0	70.00	30.00

1 M/H 93- 100% - 2016 Heated Area: 1064 HX Base Yr 2016



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

44324 KOREYS LN, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,906
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		133,006
SOH/AGL Deduction		72,363
ASSESSED VALUE		60,643
TOTAL EXEMPTION VALUE	HX HB	35,643
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26117	ADDITION	53,796	06/01/2012
93106	MH MOVE-ON	12,000	06/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1721/0875	1/24/2011	WD	Q	I	01	75,000
GRANTOR: HOBBS DAVID						
GRANTEE: BRANSON KENNETH						
0917/0443	1/28/2000	WD	U	I	07	100
GRANTOR: RODGERS JOHN D & CARO						
GRANTEE: HOBBS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS1993=W76 S14 E43 USP2011=
S10 E22 N10 W22$ E33 N14$.

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	1242	WD DECK A	0	100	5	10	50.00	SF	10.00	10.00	100	1993	1993	3	20	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	2.20	AC		1.00	1.00	1.00	40,000.00	40,000.00	88,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.20 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 07/09/2026 BY SYS

IN OR 1721/875
R583243

BRANSON KENNETH
44324 KOREY'S LN
CALLAHAN, FL 32011

2026

16-1N-25-0000-0011-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	01	NONE 50
Interior Floo	03	CONC FINSH 50
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

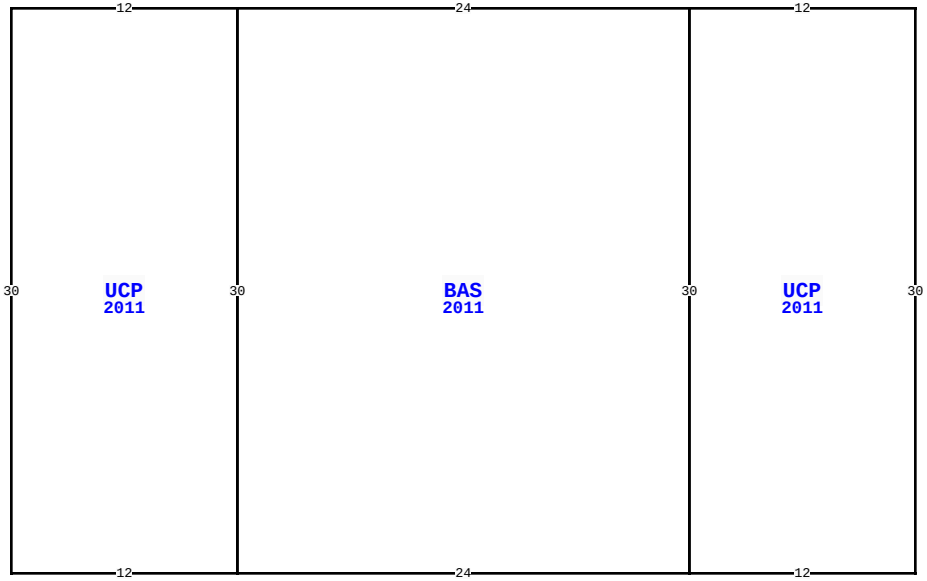
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2011	720	12,723
UCP	360	20	2011	72	1,273
UCP	360	20	2011	72	1,273
TOTALS	1,440			864	15,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	864	55.2690	21.55	18,619	2011	2011	0	0	0	18.00	82.00

2 GARAGE RES 100% - 2016 Heated Area: 720 HX Base Yr 2016



44324 KOREYS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		44,906
TOTAL MARKET OB/XF VALUE		100
TOTAL LAND VALUE - MARKET		88,000
TOTAL MARKET VALUE		133,006
SOH/AGL Deduction		72,363
ASSESSED VALUE		60,643
TOTAL EXEMPTION VALUE	HX HB	35,643
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		133,006
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		119,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1721/0875	1/24/2011	WD	Q	I	01	75,000
GRANTOR: HOBBS DAVID						
GRANTEE: BRANSON KENNETH						
0917/0443	1/28/2000	WD	U	I	07	100
GRANTOR: RODGERS JOHN D & CARO						
GRANTEE: HOBBS DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2011] W12 BAS=[YR=2011] W24 UCP=[YR=2011] W12 S30 E12 N30$ S30 E24 N30$ S30 E12N30$.

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 01/01/2023 BY CD Total Acres: 2.20 Total Land Value: 88,000 Market: 0 Agricultural: 0 Common: 88,000 PRINTED 07/09/2026 BY SYS