



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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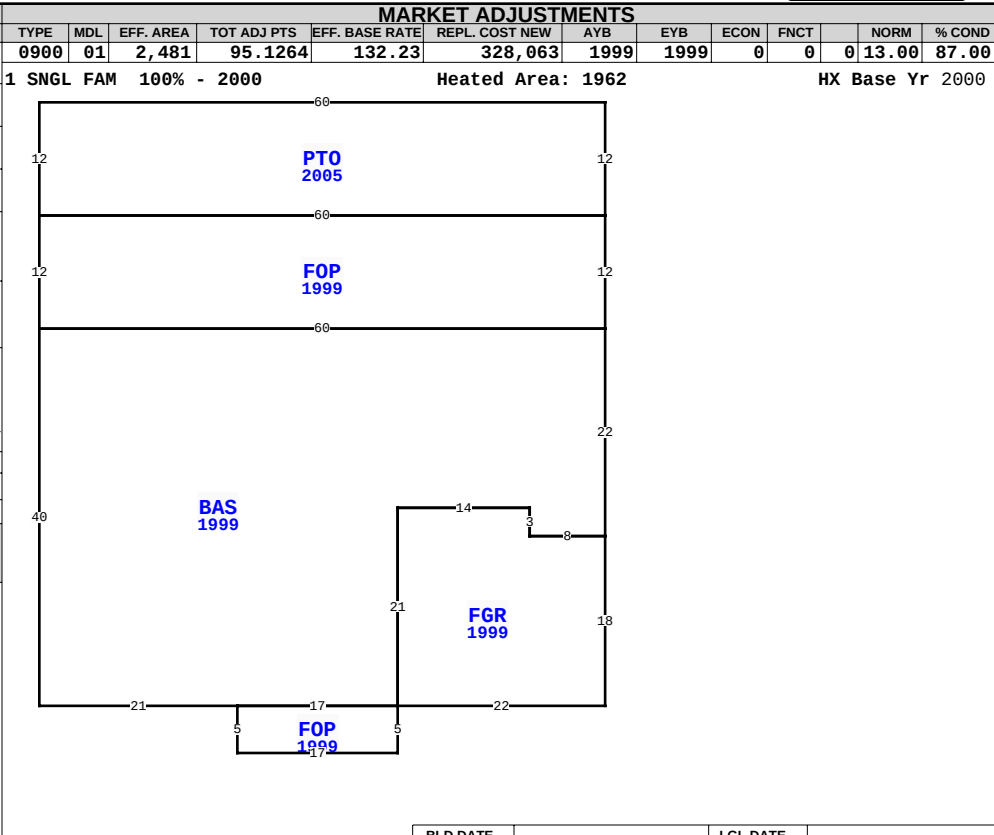
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1999	1,962	225,708
FGR	438	55	1999	241	27,724
FOP	85	30	1999	26	2,991
FOP	720	30	1999	216	24,849
PTO	720	5	2005	36	4,141
TOTALS	3,925			2,481	285,415

EXTRA FEATURES	
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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
2	0940	SHEDS/PORT	0 100	20	10	200.00	SF	30.00	30.00	100	1995	1995	3	20	1,200	
3	0940	SHEDS/PORT	0 100	10	6	60.00	SF	30.00	30.00	100	2001	2001	3	20	360	
4	0681	POLE SHED	0 100	10	6	60.00	SF	15.00	15.00	100	2001	2001	3	27	243	
6	0860	POOL/SPA	0 100	30	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

LAND DESCRIPTION			TOTAL OB/XF 44,303													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0007	OR	0.00	0.00	2.91	AC		1.00	1.00	1.00	40,000.00	40,000.00

REVIEW DATE	05/14/2024	BY	TWA
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44238 KOREYS LN, CALLAHAN

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

TOTAL OB/XF 44,303																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100	0007	OR	0.00	0.00	2.91	AC		1.00	1.00	1.00	40,000.00	40,000.00

Total Acres: 2.91	Total Land Value: 116,400	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	6
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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE			298,334
TOTAL MARKET OB/XF VALUE			44,303
TOTAL LAND VALUE - MARKET			116,400
TOTAL MARKET VALUE			459,037
SOH/AGL Deduction			249,819
ASSESSED VALUE			209,218
TOTAL EXEMPTION VALUE	HX HB WR		56,411
BASE TAXABLE VALUE			152,807
TOTAL JUST VALUE			459,037
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			413,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15109	SWIM POOL	25,000	01/01/2005
B995972	NEW CONSTR	100,295	01/04/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
9999/9999	4/14/2026	WD	U	I	11	100
GRANTOR: WILHELM GARY						
GRANTEE: MCINTYRE JENNIFER M						
9999/9999	7/22/2025	CN	U	I	11	100
GRANTOR: WILHELM GARY						
GRANTEE: MCINTYRE JENNIFER M						

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2005] W60 S12 FOP=[YR=1999] S12 BAS=[YR=1999] S40 E21 FOP=[YR=1999] S5 E17 N5 FGR=[YR=1999] E22 N18 W8 N3 W14 S21\$ W17\$ E17 N21 E14 S3 E8 N22 W60\$ E60 N12 W60\$ E60 N12\$.									



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	04	WOOD TRUSS 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	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	768	100
UCP	832	20
		2005
		166
		2,296
TOTALS	1,600	934 12,919

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	934	52.1640	20.34	18,998	2004	2004	0	0	0 32.00	68.00
2 GARAGE RES 100% - 2000 Heated Area: 768 HX Base Yr 2000											
26 UCP 2005 26 24 BAS 2005 24											