

SHEPARD MARIE
PO BOX 1735
CALLAHAN, FL 32011-1735

16-1N-25-0000-0011-0090

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

080002

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

Roof Structure

03

GABLE/HIP 100

Roof Cover

03

COMP SHNGL 100

Interior Wall

05

DRYWALL 100

Interior Floor

14

CARPET 60

Interior Floor

08

SHT VINYL 40

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

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

1,560

100

2012

1,560

107,861

DCK

368

15

2024

55

3,803

TOTALS

1,928

1,615

111,663

EXTRA FEATURES

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

0940

SHEDS/PORT

0 100

10

12

120.00

SF

30.00

30.00

100

1992

1992

3

20

720

2

0351

CARPORT MT

0 100

0

0

360.00

SF

10.00

10.00

100

2000

2000

3

20

720

3

1242

WD DECK A

0 100

0

0

525.00

SF

10.00

10.00

100

2011

2011

3

40

2,100

4

0510

GARAGE WD-

0 100

25

20

500.00

SF

35.00

35.00

100

2011

2011

3

56

9,800

5

0351

CARPORT MT

0 100

36

18

648.00

SF

10.00

10.00

100

2024

2020

03

82

5,314

LAND DESCRIPTION

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

0005

OR

0.00

0.00

3.09

AC

1.00

1.00

1.00

35,000.00

35,000.00

108,150

REVIEW DATE

01/06/2023

BY

KWA

Total Acres:

3.09

Total Land Value:

108,150

Market:

0

Agricultural:

0

Common:

108,150

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MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0800

02

1,615

116.4000

104.76

169,187

2012

2012

0

0

0 34.00

66.00

1 M/H 94+ 100% - 1995

Heated Area: 1560

HX Base Yr 1995

DCK

2024

BAS

2012

44210 KOREYS LN, CALLAHAN

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/07/2026

MLU

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1165/1454

8/26/2003

QC Q

I

01

100

GRANTOR: BLALOCK MICHAEL S

GRANTEE: BLALOCK MARIE

0699/0169

2/24/1994

WD Q

I

01

100

GRANTOR: KOREY SHANE & ALINE

GRANTEE: BLALOCK MICHAEL & M

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W52 S30 E52 N30 \$

DCK=[YR=2024;ORIG=-60,30] E8 N30 E8 N8 W16 S38 \$

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

STANDARD

Tax Group: 6

Tax Dist:

BUILDING MARKET VALUE

111,663

TOTAL MARKET OB/XF VALUE

18,654

TOTAL LAND VALUE - MARKET

108,150

TOTAL MARKET VALUE

238,467

SOH/AGL Deduction

111,057

ASSESSED VALUE

127,410

TOTAL EXEMPTION VALUE

51,411

BASE TAXABLE VALUE

75,999

TOTAL JUST VALUE

238,467

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

221,023

PERMIT NUM

DESCRIPTION

AMT

ISSUED

MH5420

CO ISSUED

0

07/11/2012

E25186

ELEC OTHER

0

06/01/2012

M17324

H/AC

0

06/01/2012

8258

MH MOVE-ON

13,500

08/01/1990