PT OF E1/2 2003 SCHULT DW/MH
IN OR 1197/567
PARS 12-5 & 13

WILLIAMS WANDA L/WILLIAMS MARY E
44002 KOREYS LANE
CALLAHAN, FL 32011

2026

16-1N-25-0000-0012-0050

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

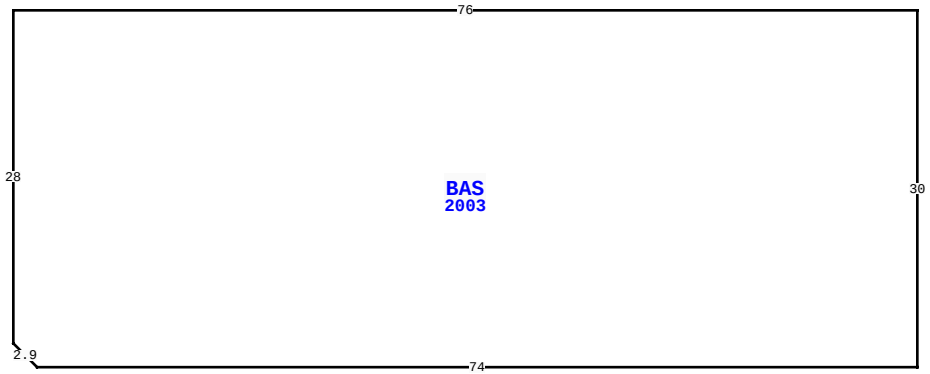
DOR CODE 5500 TIMBERLAND 80-89
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,278	100	2003	2,278	115,336
TOTALS	2,278			2,278	115,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,278	117.2000	105.48	240,283	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2004 Heated Area: 2278 HX Base Yr 2004



44002 KOREYS LN, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2026 MLU
INC DATE		AG DATE	01/31/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		115,336
TOTAL MARKET OB/XF VALUE		7,489
TOTAL LAND VALUE - MARKET		191,250
TOTAL MARKET VALUE		264,665
SOH/AGL Deduction		126,069
ASSESSED VALUE		138,596
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,185
TOTAL JUST VALUE		314,075
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,277

2003 SCHULT_ VIN: HINC02239102(A/B)

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4254	MH MOVE-ON	0	11/01/2003
E12000	NEW CONSTR	0	11/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1197/0567	12/23/2003	WD	Q	V	01	100

GRANTOR: CREWS KEVIN & WANDA W
GRANTEE: WILLIAMS MARY E & W

1085/1948	10/09/2002	WD	U	I	07	100

GRANTOR: HENDRICKS JAMES
GRANTEE: CREWS KEVIN & WANDA

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2003	2003	3	85	2,975	
2	0680	POLE SHED	0	100	38	27	1,026.00	SF	10.00	10.00	100	2008	2008	3	44	4,514	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003;ORIG=3,-5] W76 S28 D2R2 E74 N30 $
.

LAND DESCRIPTION

TOTAL OB/XF 7,489

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	8.25	AC		1.00	1.00	1.00	17,000.00	17,000.00	140,250							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	530.00	530.00	1,590							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	51,000							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 11.25 Total Land Value: 141,840 Market: 51,000 Agricultural: 1,590 Common: 140,250 PRINTED 07/09/2026 BY SYS