PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 2063/1952
BEING EXHIBIT "C"

KELLY 2009 REVOCABLE LVG TRUST/KELLY VIOLA FRANCES
545689 US HWY 1
CALLAHAN, FL 32011

2023

37-3N-24-0000-0006-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	19,670
TOTAL LAND VALUE - MARKET	56,200
TOTAL MARKET VALUE	75,870
SOH/AGL Deduction	243
ASSESSED VALUE	75,627
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	75,627
TOTAL JUST VALUE	75,870
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/1952	7/20/2016	SW	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 REVOCABL						
1647/0122	10/30/2009	QC	U	I	30	100
GRANTOR: KELLY HENRY PAT ETAL						
GRANTEE: KELLY HENRY PAT & V						

BUILDING NOTES

BUILDING DIMENSIONS

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	0812	CONCRETE C	0	0	40	38	1,520.00	SF	4.00	4.00	100	2011	2011	3	93	5,654	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
4	0940	SHEDS/PORT	0	0	16	12	192.00	SF	30.00	30.00	100	2007	2007	3	35	2,016	

LAND DESCRIPTION

TOTAL OB/XF 19,670

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	001001	C	V CM/XFOBT	0	0004	CG	0.00	0.00	5.62	AC		1.00	1.00	1.00	10,000.00	10,000.00	56,200							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 5.62 Total Land Value: 56,200 Market: 0 Agricultural: 0 Common: 56,200 PRINTED 08/02/2023 BY SYS