PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 2063/1925
BEING PARCEL "8" (EX PT IN

KELLY'S POND LLC
545689 US HWY 1
CALLAHAN, FL 32011

2023

37-3N-24-0000-0010-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC 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

36016 RANMART WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
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	18,839
TOTAL LAND VALUE - MARKET	23,580
TOTAL MARKET VALUE	42,419
SOH/AGL Deduction	9,752
ASSESSED VALUE	32,667
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,667
TOTAL JUST VALUE	42,419
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,697

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6942	MH MOVE-ON	11,000	09/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2063/1925	7/20/2016	SW	U	I	30	100
GRANTOR: KELLY 2009 TRUST						
GRANTEE: KELLY'S POND LLC						
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						

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	0680	POLE SHED	0	0	52	11	572.00	SF	10.00	10.00	100	1982	1982	3	20	1,144	
4	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1983	1983	3	20	40	
5	0910	SCRN RM L	0	0	10	18	180.00	SF	15.00	15.00	100	1983	1983	3	20	540	
6	0300	BOAT DCK W	0	0	0	0	745.00	SF	40.00	40.00	100	1995	1995	3	24	7,152	
7	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1999	1999	3	20	128	
8	0511	GARAGE CB-	0	0	24	8	192.00	SF	60.00	60.00	100	2001	2001	3	82	9,446	
9	0756	FEP	0	0	24	3	72.00	SF	27.00	27.00	100	2001	2001	3	20	389	

LAND DESCRIPTION

TOTAL OB/XF 18,839

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	000001	C	V RS W/XFOB	0	0007	OR	0.00	0.00	2.62	AC		1.00	1.00	0.30	30,000.00	9,000.00	23,580							

REVIEW DATE 06/03/2021 BY TWA Total Acres: 2.62 Total Land Value: 23,580 Market: 0 Agricultural: 0 Common: 23,580 PRINTED 08/02/2023 BY SYS