PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 2063/1898
BEING PARCELS "1"&"2"

KELLY'S COUNTRYSIDE RV PARK LLC
545689 US HWY 1
CALLAHAN, FL 32011

2023

37-3N-24-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

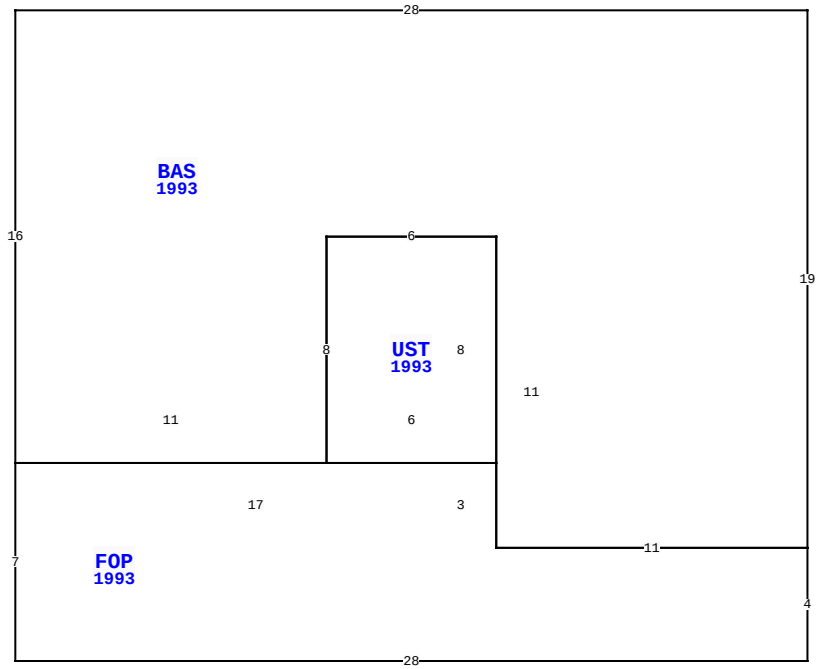
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	433	100	433	37,764
FOP	163	30	49	4,273
UST	48	40	19	1,657
TOTALS	644		501	43,694

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	501	74.0644	130.17	65,215	1989	1989	0	0	0	33.00	67.00

1 RSTRM BLDG – 0% - 0 Heated Area: 433 HX Base Yr



BLD DATE	10/09/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

36065 KELLYS LN, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,994
TOTAL MARKET OB/XF VALUE	167,221
TOTAL LAND VALUE - MARKET	68,625
TOTAL MARKET VALUE	446,840
SOH/AGL Deduction	47,390
ASSESSED VALUE	399,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,450
TOTAL JUST VALUE	446,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15633	ELEC OTHER	0	08/01/2005
B0210063	NEW CONSTR	144,840	08/01/2002
B029604	NEW CONSTR	4,500	04/01/2002
E973901	NEW CONSTR	600	07/01/1997
5518	NEW CONSTR	4,000	11/18/1988
4538	N/A	12,090	12/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2063/1898	7/20/2016	SW	U	I	30	100
GRANTOR: KELLY 2009 TRUST						
GRANTEE: KELLY'S COUNTRYSIDE						
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S16 FOP=[YR=1993] S7 E28 N4 W11 N3
UST=[YR=1993] N8 W6 S8 E6$ W17$ E11 N8 E6 S11 E11 N19$.

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	0810	CONCRETE A	0	0	0	0	236.00	SF	6.50	6.50	100	1989	1989	3	59.5	913	
2	0443	STK FNC 6'	0	0	0	0	48.00	LF	10.00	10.00	100	1989	1989	3	20	96	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
4	0960	SHUFFL BRD	0	0	0	0	2.00	SF	700.00	700.00	100	1992	1992	3	66	924	
5	0811	CONCRETE B	0	0	0	0	916.00	SF	5.20	5.20	100	2003	2003	3	84	4,001	
6	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2005	2005	3	27	540	
7	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	29	1,450	
9	0940	SHEDS/PORT	0	0	12	8	96.00	SF	18.30	18.30	100	2000	2000	3	20	351	
10	0940	SHEDS/PORT	0	0	12	8	96.00	SF	18.30	18.30	100	1998	1998	3	20	351	
11	2810	MH SPACE	0	0	0	0	41.00	SF	2,400.00	2,400.00	100	0	0	3	100	98,400	

TOTAL OB/XF 113,026

LAND DESCRIPTION

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	002820	C	RV PARK	0	0004	CG	0.00	0.00	4.30	AC		1.00	1.00	1.00	12,500.00	12,500.00	53,750							
2	002820	C	RV PARK	0		CG	0.00	0.00	1.19	AC		1.00	1.00	1.00	12,500.00	12,500.00	14,875							

REVIEW DATE 07/10/2020 BY TWA Total Acres: 5.49 Total Land Value: 68,625 Market: 0 Agricultural: 0 Common: 68,625 PRINTED 08/02/2023 BY SYS

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BEING PARCELS "1"&"2"

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545689 US HWY 1
CALLAHAN, FL 32011

2023

37-3N-24-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

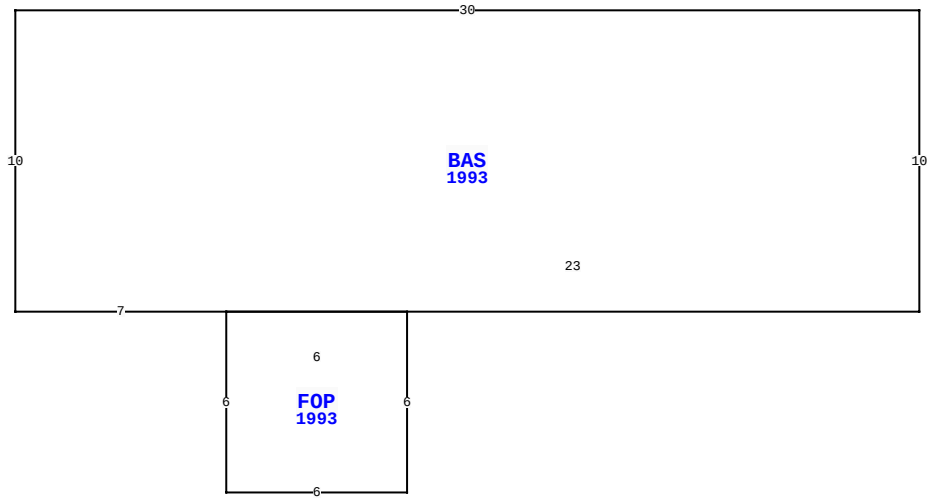
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	300	3,393
FOP	36	50	18	204
TOTALS	336		318	3,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	318	47.6230	22.62	7,193	1990	1990	0	0	0	50.00	50.00

2 STOR WAREH – 0% - 0 Heated Area: 300 HX Base Yr



36065 KELLYS LN, CALLAHAN

BLD DATE	10/09/2014 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,994
TOTAL MARKET OB/XF VALUE	167,221
TOTAL LAND VALUE - MARKET	68,625
TOTAL MARKET VALUE	446,840
SOH/AGL Deduction	47,390
ASSESSED VALUE	399,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,450
TOTAL JUST VALUE	446,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/1898	7/20/2016	SW	U	I	30	100
GRANTOR: KELLY 2009 TRUST						
GRANTEE: KELLY'S COUNTRYSIDE						
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S10 E7 FOP=[YR=1993] S6 E6 N6 W6$ E23 N10$.

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
12	1128	BRICK 12"	0	0	0	0	192.00	SF	14.00	14.00	100	1990	1990	3	87	2,339	
13	1242	WD DECK A	0	0	12	3	36.00	SF	10.00	10.00	100	2000	2000	3	20	72	
14	0423	CL FNC 5'	0	0	0	0	120.00	LF	6.85	6.85	100	1990	1990	3	28	230	
15	0424	CL FNC 6'	0	0	0	0	116.00	LF	20.00	20.00	100	1990	1990	3	28	650	
16	2810	MH SPACE	0	0	0	0	16.00	SF	2,400.00	2,400.00	100	0	0	3	100	38,400	
17	1128	BRICK 12"	0	0	0	0	357.00	SF	14.00	14.00	100	1990	1990	3	87	4,348	
18	1128	BRICK 12"	0	0	0	0	204.00	SF	14.00	14.00	100	2005	2005	3	96	2,742	
19	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2005	2005	3	87	566	
20	0803	ASPHALT C	0	0	0	0	4,848.00	SF	2.00	2.00	100	1990	1990	3	50	4,848	

LAND DESCRIPTION

TOTAL OB/XF 54,195

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

REVIEW DATE 07/10/2020 BY TWA Total Acres: 5.49 Total Land Value: 68,625 Market: 0 Agricultural: 0 Common: 68,625 PRINTED 08/02/2023 BY SYS

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545689 US HWY 1
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2023

37-3N-24-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

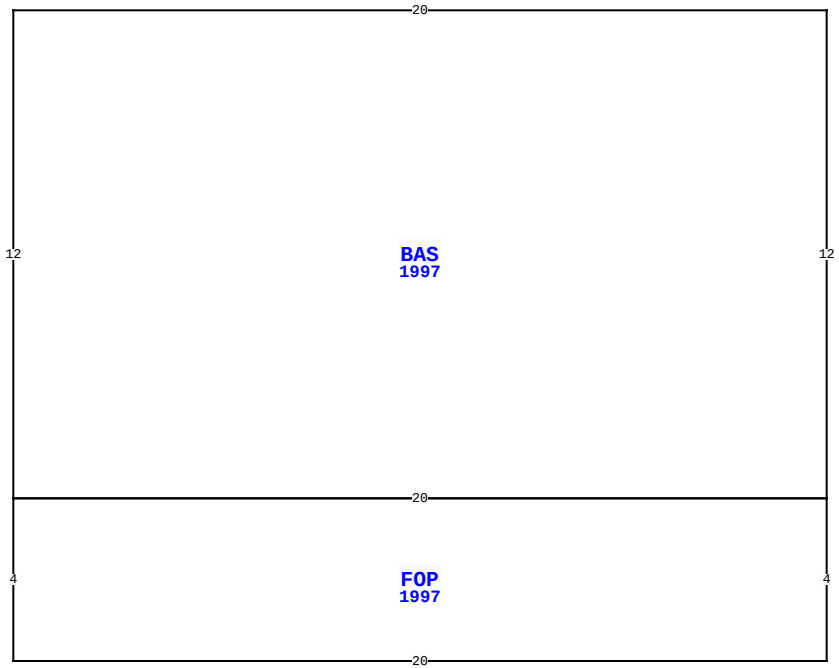
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	01	TYP WD 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	240	13,679
FOP	80	50	40	2,280
TOTALS	320		280	15,958

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	280	53.5106	75.99	21,277	1997	1997	0	0	0	25.00	75.00

3 OFFICE 1&2 – 0% - 0 Heated Area: 240 HX Base Yr



BLD DATE	10/09/2014	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

36065 KELLYS LN, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	210,994
TOTAL MARKET OB/XF VALUE	167,221
TOTAL LAND VALUE - MARKET	68,625
TOTAL MARKET VALUE	446,840
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ASSESSED VALUE	399,450
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,450
TOTAL JUST VALUE	446,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2063/1898	7/20/2016	SW	U	I	30	100
GRANTOR: KELLY 2009 TRUST						
GRANTEE: KELLY'S COUNTRYSIDE						
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 S12 FOP=[YR=1997] S4 E20 N4 W20$ E20 N12$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/10/2020 BY TWA Total Acres: 5.49 Total Land Value: 68,625 Market: 0 Agricultural: 0 Common: 68,625 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

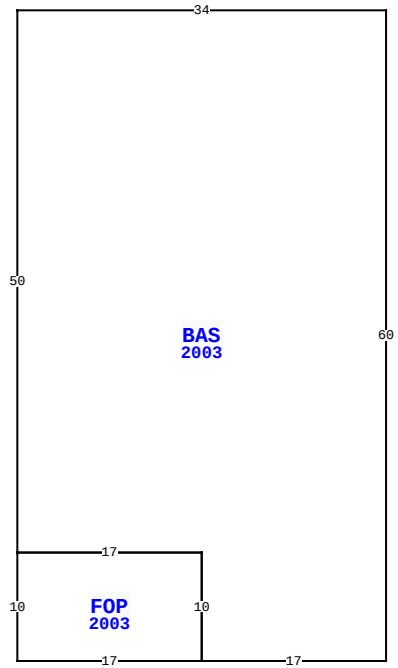
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	143,823
FOP	170	30	51	3,922
TOTALS	2,040		1,921	147,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,921	75.8362	84.75	162,805	2003	2003	0	0	0	9.25	90.75

4 CLUB HOUSE – 0% - 0 Heated Area: 1870 HX Base Yr



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36065 KELLYS LN, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	399,450
TOTAL JUST VALUE	446,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	377,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/1898	7/20/2016	SW	U	I	30	100
GRANTOR: KELLY 2009 TRUST						
GRANTEE: KELLY'S COUNTRYSIDE						
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W34 S50 FOP=[YR=2003] S10 E17 N10 W17$ E17 S10 E17 N60$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/10/2020 BY TWA Total Acres: 5.49 Total Land Value: 68,625 Market: 0 Agricultural: 0 Common: 68,625 PRINTED 08/02/2023 BY SYS