PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 2172/1788
(EX PT IN OR 534/67,

KELLY 2009 REV LVG TRUST
545689 US HWY 1
CALLAHAN, FL 32011

2023

37-3N-24-0000-0013-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

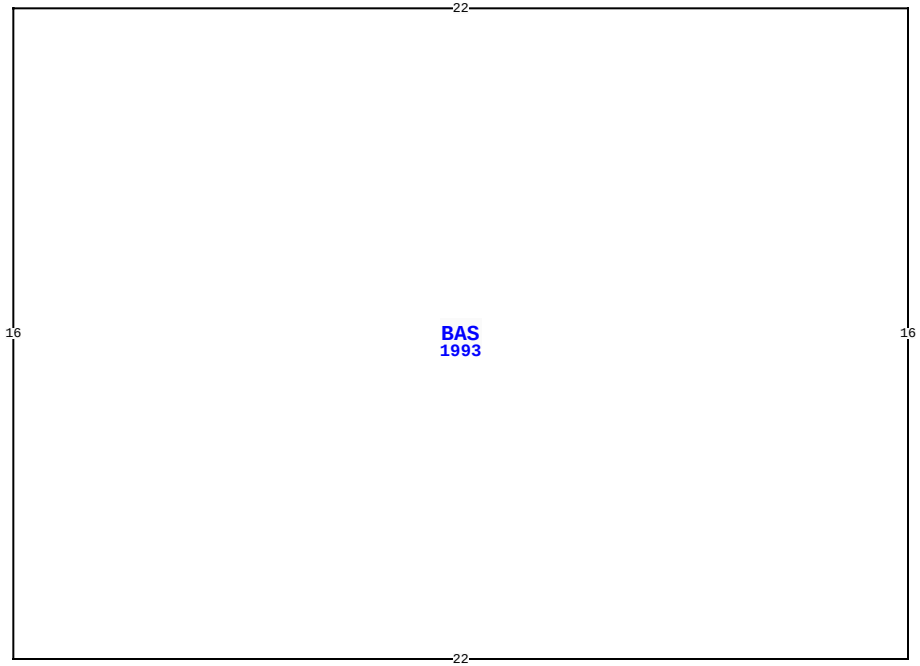
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	352	28,332
TOTALS	352		352	28,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	352	102.9000	92.87	32,690	1980	1995	0	0	0	13.33	86.67

3 SINGLE FAM – 0% - 0 Heated Area: 352 HX Base Yr



545575 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	28,332
TOTAL MARKET OB/XF VALUE	10,159
TOTAL LAND VALUE - MARKET	74,100
TOTAL MARKET VALUE	112,591
SOH/AGL Deduction	36,258
ASSESSED VALUE	76,333
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	76,333
TOTAL JUST VALUE	112,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	87,336

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5178	GARAGE	18,490	09/22/1988
5383	NEW CONSTR	550	09/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2172/1788	8/16/2017	WD	U	I	37	30,000
GRANTOR: BREWER DORIS L LIVING						
GRANTEE: THE KELLY 2009 REVO						
2172/1785	1/19/2018	PR	U	I	19	100
GRANTOR: DAVIS WARREN D P/R						
GRANTEE: KELLY 2009 REVOCABL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S16 E22 N16 $.

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
17	1122	CB 6"	0	0	64	6	384.00	SF	5.85	5.85	100	1990	1990	3	62	1,393	
18	0803	ASPHALT C	0	0	39	60	2,340.00	SF	2.00	2.00	100	1985	1985	3	50	2,340	
19	0510	GARAGE WD-	0	0	18	23	414.00	SF	28.00	28.00	100	1995	1995	3	24	2,782	
20	0443	STK FNC 6'	0	0	0	0	32.00	LF	10.00	10.00	100	1995	1995	3	20	64	
21	0424	CL FNC 6'	0	0	0	0	224.00	LF	20.00	20.00	100	2000	2000	3	55	2,464	
22	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
23	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	2000	2000	3	80	156	

LAND DESCRIPTION

TOTAL OB/XF 10,159

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	000115	C	SFR ACRES	0	0004	CG	0.00	0.00	2.47	AC		1.00	1.00	1.00	30,000.00	30,000.00	74,100							

REVIEW DATE 06/26/2018 BY TWX Total Acres: 2.47 Total Land Value: 74,100 Market: 0 Agricultural: 0 Common: 74,100 PRINTED 08/02/2023 BY SYS