

IN OR 534/67 & OR 1303/916
PARCELS 13-3 & 13-5
R359372 & R359373

DAVIS WARREN D
36016 KELLYS LN
CALLAHAN, FL 32011

2023

37-3N-24-0000-0013-0030



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4														
Exterior Wall	05	AVERAGE 100	0820	02	1,612	117.6000	76.44	123,221	1988	1988	0	0	0	70.00	30.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 M/H 93- - 100% - 2013													Heated Area: 1612 HX Base Yr 2013													
Roof Cover	03	COMP SHNGL 100	27 60 27 17 6 7 2 28 BAS 1993																										
Interior Wall	04	PLYWOOD 50																											
Interior Wall	05	DRYWALL 50																											
Interior Floor	14	CARPET 90																											
Interior Floor	08	SHT VINYL 10																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms	3	100																											
Bathrooms	2	100																											
Frame	02	WOOD FRAME 100																											
Stories	1.	1. 100																											
Units	0	100																											
BUD8 Adjustme	04	DIST 01 100																											
Quality			03	Quality Level 03																									
DOR CODE			0200 MOBILE HOME																										
MAP NUM			MKT AREA										09																
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,612	100	1,612	36,966																									
TOTALS			1,612	1,612	36,966																								
EXTRA FEATURES			36016 KELLYS LN, CALLAHAN																										
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													
2	0810	CONCRETE A	0	100	0	0		324.00	SF 6.50	6.50	100	1995	1995	3	72	1,516													
3	0755	FSP	0	100	16	8		128.00	SF 20.00	20.00	100	2008	2008	3	40	1,024													
4	0756	FEP	0	100	25	10		250.00	SF 27.00	27.00	100	2008	2008	3	40	2,700													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000												
2	000102	C	SFR/MH	100	0005		0.00	0.00	0.17	AC		1.00	1.00	1.00	30,000.00	30,000.00	5,100												
REVIEW DATE 05/02/2022 BY TWA Total Acres: 2.17 Total Land Value: 65,100 Market: 0 Agricultural: 0 Common: 65,100 PRINTED 08/02/2023 BY SYS																													

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0534/0067	12/29/1987	WD	Q	V		16,000			
GRANTOR: BREWER JC									
GRANTEE: DAVIS WARREN D									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=1993] W60 S27 E17 N1 E6 S1 E7 N1 E2 S1 E28 N27\$.									