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

DAVIS WARREN D
36016 KELLYS LN
CALLAHAN, FL 32011

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

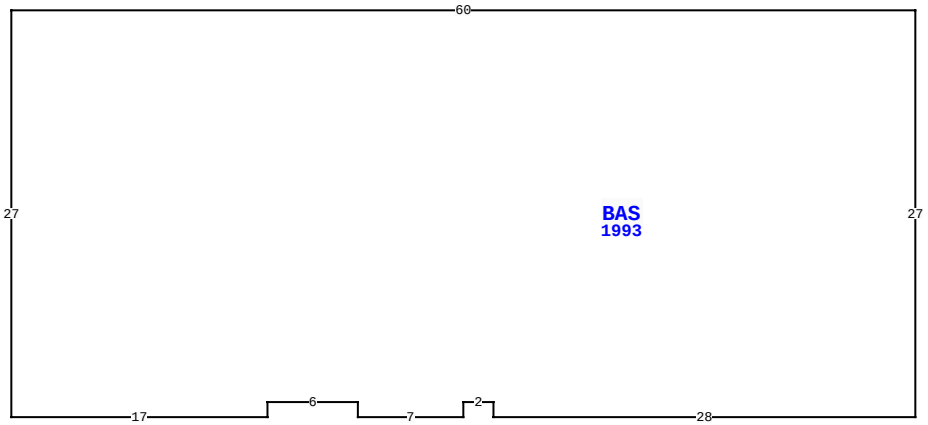
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	39,810
TOTALS	1,612		1,612	39,810

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,612	117.6000	82.32	132,700	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1612 HX Base Yr 2013



36016 KELLYS LN, 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		39,810
TOTAL MARKET OB/XF VALUE		4,733
TOTAL LAND VALUE - MARKET		65,100
TOTAL MARKET VALUE		109,643
SOH/AGL Deduction		62,076
ASSESSED VALUE		47,567
TOTAL EXEMPTION VALUE	HX HB WR DX	35,000
BASE TAXABLE VALUE		12,567
TOTAL JUST VALUE		109,643
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		107,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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$.

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	100	0	0	324.00	SF	6.50	6.50	100	1995	1995	3	70	1,474	
2	0755	FSP	0	100	16	8	128.00	SF	20.00	20.00	100	2008	2008	3	35	896	
3	0756	FEP	0	100	25	10	250.00	SF	27.00	27.00	100	2008	2008	3	35	2,363	

LAND DESCRIPTION

TOTAL OB/XF 4,733

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	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	OR	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 08/06/2024 BY SYS