PT GOVT LOTS 2 & 3 OF
SEC 35-3N-25E IN OR 2459/1288
(EX PT IN OR 1989/815)

KELLY JAMES RAY SR & KELLY L
53285 EQUESTRIAN WAY
CALLAHAN, FL 32011

2025

35-3N-25-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6100	PASTURELAND 2	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

BARTRAM TRL, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	101,595
TOTAL MARKET VALUE	1,850
SOH/AGL Deduction	0
ASSESSED VALUE	1,850
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,850
TOTAL JUST VALUE	101,595
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	83,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22756	XFOB	8,000	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2459/1288	4/30/2021	QC	U	V	11	100
GRANTOR: KELLY RANCH INC						
GRANTEE: KELLY JAMES RAY SR						
1962/0738	11/21/2014	WD	Q	V	01	95,000
GRANTOR: G&H LAND & TIMBER INV						
GRANTEE: KELLY RANCH INC						

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

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
1	006100	A	PASTURE 2	0	0005	OR	0.00	0.00	5.21	AC		1.00	1.00	1.00	355.00	355.00	1,850							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.21	AC		1.00	1.00	1.00	19,500.00	19,500.00	101,595							

REVIEW DATE 05/13/2025 BY MLU Total Acres: 5.21 Total Land Value: 1,850 Market: 101,595 Agricultural: 1,850 Common: 0 PRINTED 07/30/2025 BY SYS