PT GOVT LOTS 2 & 3 OF
SEC 35-3N-25E IN OR 2459/1286

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

2025

35-3N-25-0000-0001-0070

BUILDING CHARACTERISTICS

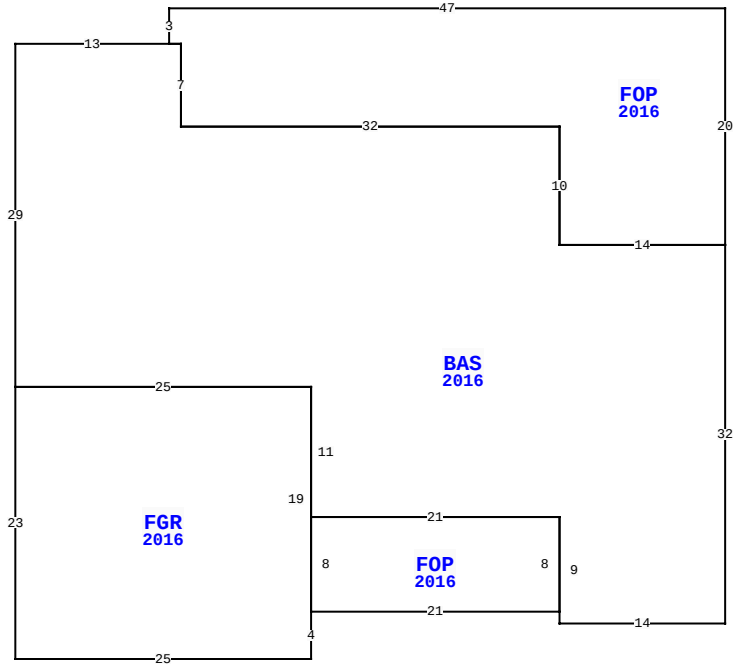
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	2016	1,789	251,925
FGR	575	55	2016	316	44,499
FOP	168	30	2016	50	7,041
FOP	603	30	2016	181	25,488
TOTALS	3,135			2,336	328,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,336	113.1900	149.41	349,022	2016	2016	0	0	0	5.75	94.25

1 SNGL FAM – 100% - 2018 Heated Area: 1789 HX Base Yr 2018



53285 EQUESTRIAN WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	03/28/2025 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		328,953
TOTAL MARKET OB/XF VALUE		21,232
TOTAL LAND VALUE - MARKET		176,100
TOTAL MARKET VALUE		410,077
SOH/AGL Deduction		163,637
ASSESSED VALUE		246,440
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,718
TOTAL JUST VALUE		526,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633068	XFOB	0	09/16/2016
B1531157	CO ISSUED	0	07/11/2016
B1531157	NEW CONSTR	244,072	09/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2459/1286	4/30/2021	QC	U	I	11	100
GRANTOR: ROBINSON KELLY L & JA						
GRANTEE: KELLY JAMES RAY & K						
1989/0815	6/25/2015	WD	U	V	30	100
GRANTOR: KELLY RANCH INC						
GRANTEE: ROBINSON KELLY L ET						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W47 S3 BAS=[YR=2016] W13 S29 FGR=[YR=2016] S23 E25 N4 FOP=[YR=2016] E21 N8 W21 S8$ N19 W25$ E25 S11 E21 S9 E14 N32 W14 N10 W32 N7 W1$ E1 S7 E32 S10 E14 N20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940	
2	0810	CONCRETE A	0	100	0	0	356.00	SF	6.50	6.50	100	2016	2016	3	95	2,198	
3	0940	SHEDS/PORT	0	100	12	35	420.00	SF	30.00	30.00	100	2017	2017	3	74	9,324	
4	0351	CARPORT MT	0	100	30	35	1,050.00	SF	10.00	10.00	100	2017	2017	3	74	7,770	

LAND DESCRIPTION

TOTAL OB/XF 21,232

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,500							
2	006100	A	PASTURE 2	0		OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	355.00	355.00	1,392							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	30,000.00	30,000.00	117,600							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 5.22 Total Land Value: 59,892 Market: 117,600 Agricultural: 1,392 Common: 58,500 PRINTED 07/30/2025 BY SYS