IN OR 2251/481
R622203 & R622204
EX 1-2 1-3 1-4 & 1-7

VELMA TRAVILIAN SMITH TRUST/YORK BETTY E TRUSTEE
36105 M SIKES ROAD
CALLAHAN, FL 32011

2025

37-3N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	05	AVERAGE 20
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

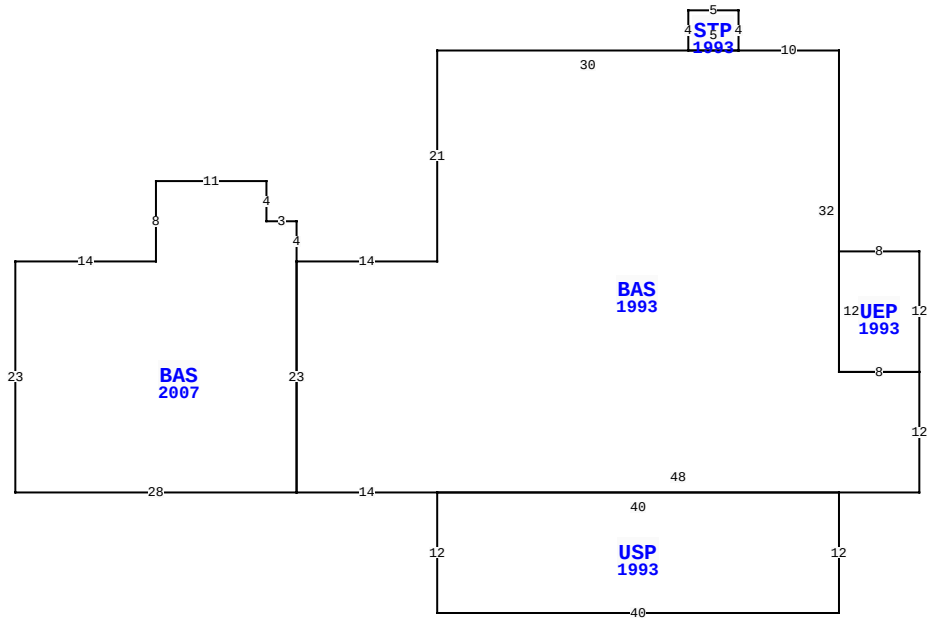
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,178	100	1993	2,178	177,564
BAS	744	100	2007	744	60,656
STP	20	10	1993	2	163
UEP	96	60	1993	58	4,728
USP	480	30	1993	144	11,740
TOTALS	3,518			3,126	254,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,126	116.8032	116.80	365,117	1920	1965	0	0	0	30.20	69.80

1 SINGLE FAM – 100% - 2020 Heated Area: 2922 HX Base Yr 2020



36105 M SIKES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,857
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		186,000
TOTAL MARKET VALUE		497,957
SOH/AGL Deduction		268,177
ASSESSED VALUE		229,780
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		174,058
TOTAL JUST VALUE		497,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,413

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19005666	REPAIR/RRF	7,722	05/30/2019
MHU95922	MH MOVE-ON	0	05/01/1995
7702	MH MOVE-ON	32,000	02/13/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2251/0481	1/22/2019	PR	U	I	19	100
GRANTOR: FLURY THERESA P/R						
GRANTEE: VELMA TRAVILIAN SMI						
1815/1604	8/24/2012	PR	U	I	30	100
GRANTOR: SMITH LAWRENCE E P/R						
GRANTEE: SMITH LAWRENCE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 STP=[YR=1993] N4 W5 S4 E5$ W30 S21 W14
BAS=[YR=2007] N4 W3 N4 W11 S8 W14 S23 E28 N23$ S23 E14
USP=[YR=1993] S12 E40 N12 W40$ E48 N12 UEP=[YR=1993] N12 W8
S12 E8$ W8 N32$.

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	0510	GARAGE WD-	0	100	20	30	600.00	SF	35.00	35.00	100	1984	1984	3	20	4,200	
2	0681	POLE SHED	0	100	30	9	540.00	SF	15.00	15.00	100	1984	1984	3	20	1,620	
3	0681	POLE SHED	0	100	30	9	270.00	SF	15.00	15.00	100	1984	1984	3	20	810	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1979	1979	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	000100	C	RES	100	0005	OR	0.00	0.00	12.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	186,000							

REVIEW DATE 10/02/2019 BY TW Total Acres: 12.00 Total Land Value: 186,000 Market: 0 Agricultural: 0 Common: 186,000 PRINTED 07/30/2025 BY SYS

IN OR 2251/481
R622203 & R622204
EX 1-2 1-3 1-4 & 1-7

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36105 M SIKES ROAD
CALLAHAN, FL 32011

2025

37-3N-24-0000-0001-0000

BUILDING CHARACTERISTICS

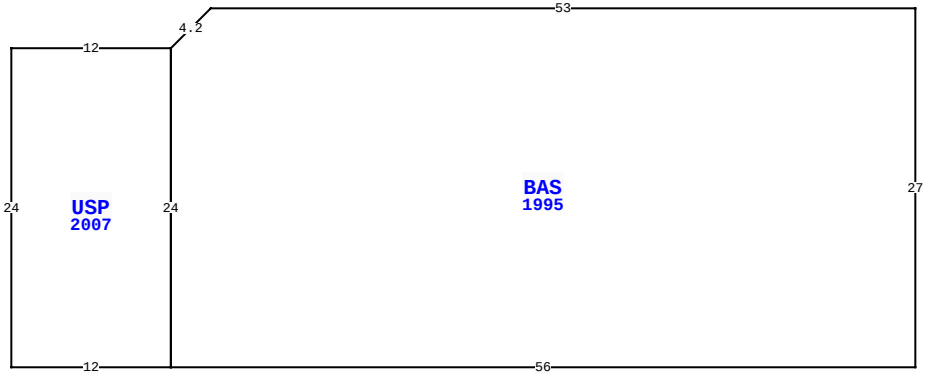
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1995	1,508	44,733
USP	288	50	2007	144	4,272
TOTALS	1,796			1,652	49,005

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,652	123.6000	98.88	163,350	1990	1990	0	0	0	70.00	30.00

2 M/H 93- – 0% - 2020 Heated Area: 1508 HX Base Yr 2020



36105 M SIKES RD, CALLAHAN

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GRANTEE: VELMA TRAVILIAN SMI						
1815/1604	8/24/2012	PR	U	I	30	100
GRANTOR: SMITH LAWRENCE E P/R						
GRANTEE: SMITH LAWRENCE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W53 D3 L3 USP=[YR=2007] W12 S24 E12 N24$ S24 E56 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

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

REVIEW DATE 10/02/2019 BY TW Total Acres: 12.00 Total Land Value: 186,000 Market: 0 Agricultural: 0 Common: 186,000 PRINTED 07/30/2025 BY SYS