IN OR 1463/1674
ESMT IN OR 374/5
EX 1-5 & 1-6

KELLY JOSHUA P
36206 M SIKES RD
CALLAHAN, FL 32011

2025

37-3N-24-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

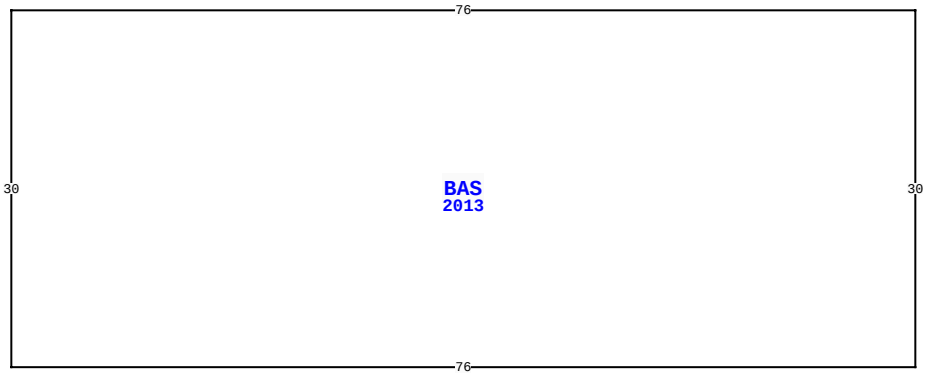
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2013	2,280	233,148
TOTALS	2,280			2,280	233,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,280	119.6000	107.64	245,419	2013	2013	0	0	0	5.00	95.00

2 SFR MODULR – 100% - 2014 Heated Area: 2280 HX Base Yr 2014



36206 M SIKES RD, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		233,148
TOTAL MARKET OB/XF VALUE		23,076
TOTAL LAND VALUE - MARKET		49,050
TOTAL MARKET VALUE		305,274
SOH/AGL Deduction		156,783
ASSESSED VALUE		148,491
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		97,769
TOTAL JUST VALUE		305,274
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		265,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M18091	H/AC	0	04/01/2013
C4903	CO ISSUED	0	02/01/2007
E18747	ELEC OTHER	0	02/01/2007
MH4903	MH MOVE-ON	0	02/01/2007
P12136	OTHER	0	02/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1463/1674	12/06/2006	WD	Q	V	01	17,000
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY JOSHUA P						
1463/1671	12/06/2006	WD	U	V	07	100
GRANTOR: HAMRICK TEAKIE DONNA						
GRANTEE: KELLY HENRY PAT & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W76 S30 E76 N30$.

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	30	24	720.00	SF	35.00	35.00	100	2017	2017	3	81	20,412	
2	0351	CARPORT MT	0	100	30	12	360.00	SF	10.00	10.00	100	2017	2017	3	74	2,664	

LAND DESCRIPTION

TOTAL OB/XF 23,076

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	1.09	AC		1.00	1.00	1.00	45,000.00	45,000.00	49,050							

REVIEW DATE 10/07/2020 BY TWA Total Acres: 1.09 Total Land Value: 49,050 Market: 0 Agricultural: 0 Common: 49,050 PRINTED 07/30/2025 BY SYS