PT WILLIAM SPARKMAN DONATION
SEC 37-3N-24E IN OR 738/1796 &
ESMT IN OR 689/1679 (EX ESMT'S

SMITH CHARLES D JR & PATTI K
36102 INEZ LANE
CALLAHAN, FL 32011

2025

37-3N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
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		1.5 100
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

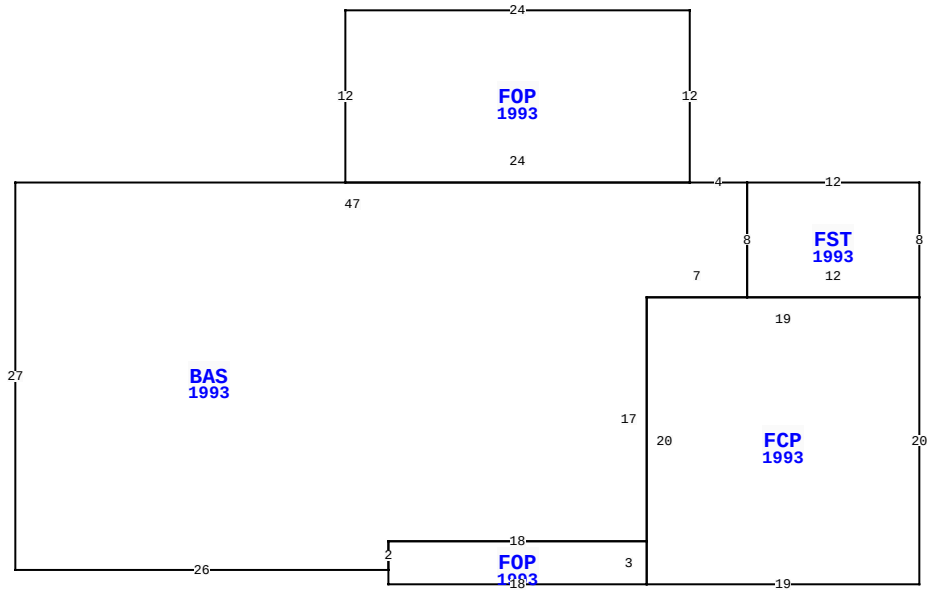
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,208	100	1993	1,208	128,162
FCP	380	25	1993	95	10,079
FOP	54	30	1993	16	1,698
FOP	288	30	1993	86	9,124
FST	96	55	1993	53	5,623
TOTALS	2,026			1,458	154,685

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,458	126.6840	126.68	184,699	1978	1988	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1208 HX Base Yr



36102 INEZ LN, 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		189,888
TOTAL MARKET OB/XF VALUE		3,412
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		283,300
SOH/AGL Deduction		31,059
ASSESSED VALUE		252,241
TOTAL EXEMPTION VALUE	96	252,241
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		283,300
NCON VALUE		35,203
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240003479	ADD 30X60 METAL B	115,542	03/26/2024
B1530103	CARPORT	13,900	03/31/2015
R95372	REPAIR/RRF	2,300	08/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0738/1796	9/11/1995	WD	U	I	09	77,500
GRANTOR: CORNETT LESTER & PAUL						
GRANTEE: SMITH CHARLES JR &						
0269/0347	7/01/1978	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
2	0810	CONCRETE A	0	100	20	20	400.00	SF	6.50	6.50	100	1997	1997	3	72	1,872	

BUILDING DIMENSIONS

FST=[YR=1993] W12 BAS=[YR=1993] W4 FOP=[YR=1993] N12 W24 S12 E24$ W47 S27 E26 FOP=[YR=1993] S1 E18 FCP=[YR=1993] E19 N20 W19 S20$ N3 W18 S2$ N2 E18 N17 E7 N8$ S8 E12 N8$.

LAND DESCRIPTION

TOTAL OB/XF 3,412

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/18/2024 BY WW Total Acres: 2.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

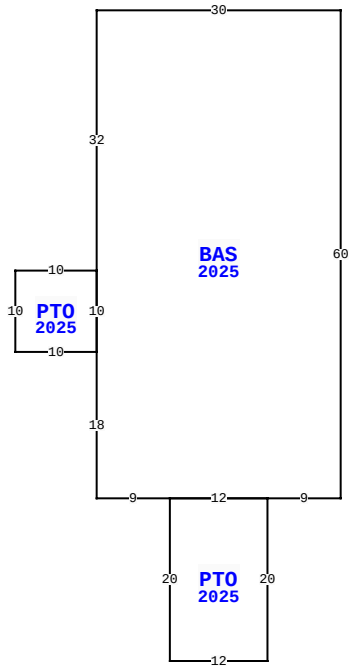
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2025	1,800	34,874
PTO	100	5	2025	5	97
PTO	240	5	2025	12	233
TOTALS	2,140			1,817	35,203

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,817	52.9000	19.57	35,559	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1800 HX Base Yr



36102 INEZ LN, CALLAHAN

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TOTAL EXEMPTION VALUE	96	252,241
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TOTAL JUST VALUE		283,300
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		210,921

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTEE: SMITH CHARLES JR &						
0269/0347	7/01/1978	WD	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=60,0] E30 S60 W9 W12 W9 N18 N10 N32 $
PTO=[YR=2025;ORIG=69,60] E12 S20 W12 N20 $
PTO=[YR=2025;ORIG=50,32] E10 S10 W10 N10 $
.

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 06/18/2024 BY WW Total Acres: 2.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS