PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 774/1481 &
OR 1449/1562 PARCEL A

KELLY MARTY F & PATRICIA A
36104 RANMART WAY
CALLAHAN, FL 32011

2025

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

BUILDING CHARACTERISTICS

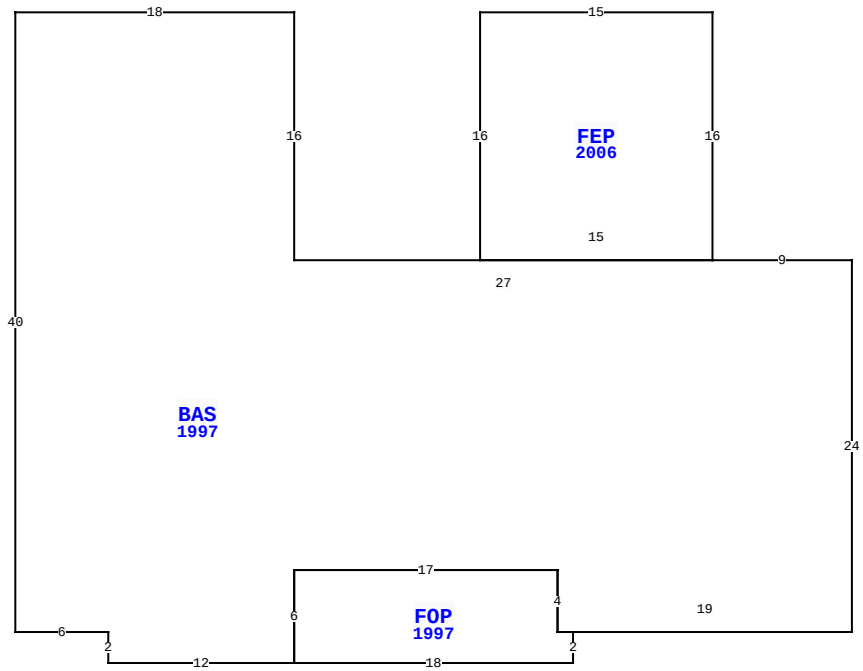
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	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	1,540	100	1997	1,540	148,558
FEP	240	80	2006	192	18,521
FOP	104	30	1997	31	2,990
TOTALS	1,884			1,763	170,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,763	111.2000	111.20	196,046	1997	1997	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1540 HX Base Yr 1998



36104 RANMART WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		170,070
TOTAL MARKET OB/XF VALUE		14,483
TOTAL LAND VALUE - MARKET		86,400
TOTAL MARKET VALUE		270,953
SOH/AGL Deduction		107,176
ASSESSED VALUE		163,777
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		113,055
TOTAL JUST VALUE		270,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		208,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003851	REPAIR/RRF	12,490	05/06/2020
P961875	NEW CONSTR	0	02/01/1997
B963438	NEW CONSTR	77,000	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1449/1562	10/05/2006	WD	Q	I	01	1,000
GRANTOR: KELLY HENRY P & VIOLA						
GRANTEE: KELLY MARTY & PATRI						
0774/1481	10/23/1996	WD	Q	V	01	100
GRANTOR: KELLY HENRY & VIOLA						
GRANTEE: KELLY MARTY & PATRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W9 FEP=[YR=2006] N16 W15 S16 E15$ W27 N16 W18 S40 E6 S2 E12 FOP=[YR=1997] E18 N2 W1 N4 W17 S6$ N6 E17 S4 E19 N24$.

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	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	724.00	SF	5.20	5.20	100	1997	1997	3	72	2,711	
3	0812	CONCRETE C	0	100	0	0	1,396.00	SF	4.00	4.00	100	2003	2003	3	82	4,579	
4	0680	POLE SHED	0	100	12	10	120.00	SF	10.00	10.00	100	2003	2003	3	30	360	
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	29.75	29.75	100	2003	2003	3	30	2,570	
6	0350	CARPORT WD	0	100	24	24	576.00	SF	13.00	13.00	100	1998	1998	3	20	1,498	

LAND DESCRIPTION

TOTAL OB/XF 14,483

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	0005	OR	0.00	0.00	0.92	AC		1.00	1.00	1.00	45,000.00	45,000.00	41,400							

REVIEW DATE 07/18/2025 BY WWA Total Acres: 1.92 Total Land Value: 86,400 Market: 0 Agricultural: 0 Common: 86,400 PRINTED 07/30/2025 BY SYS