PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 798/1079

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

2025

37-3N-24-0000-0010-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RANMART WAY, 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	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	84,150
TOTAL MARKET VALUE	96,150
SOH/AGL Deduction	42,471
ASSESSED VALUE	53,679
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	53,679
TOTAL JUST VALUE	96,150
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	68,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0798/1079	6/03/1997	WD	Q	V	01	100

GRANTOR: KELLY HENRY P & VIOLA

GRANTEE: SMITH PATTI & CHARL

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0	0005	OR	0.00	0.00	1.87	AC		1.00	1.00	1.00	45,000.00	45,000.00	84,150							

REVIEW DATE 09/01/2022 BY KBA Total Acres: 1.87 Total Land Value: 84,150 Market: 0 Agricultural: 0 Common: 84,150 PRINTED 07/30/2025 BY SYS