

PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 2063/1622
BEING PARCEL 6

KELLY 2009 TRUST/KELLY VIOLA F TRUSTEE
545689 US HWY 1
CALLAHAN, FL 32011

2025

37-3N-24-0000-0012-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
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	1,682	100	1993	1,682	116,669
FCP	504	25	1993	126	8,740
FOP	78	30	1993	23	1,595
FOP	100	30	1993	30	2,081
FUS	448	100	1993	448	31,075
TOTALS	2,812			2,309	160,160

EXTRA FEATURES					
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS

1	0812	CONCRETE C	0 100	0 0	1,227.00
2	0351	CARPORT MT	0 100	24 24	576.00
3	0351	CARPORT MT	0 100	25 24	600.00
4	0510	GARAGE WD-	0 100	24 12	288.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0004	CG	0.00	0.00	1.11

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,309	113.5820	113.58	262,256	1949	1954	0	0	0	38.93	61.07
1 SINGLE FAM - 100% - 0 Heated Area: 2130 HX Base Yr 1978												
545689 US HWY 1, CALLAHAN												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
05/21/2025 MLU												

L N	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	0812	CONCRETE C	0 100	0 0	1,227.00	SF	4.00	4.00	100	2000	2000	3	77	3,779	
2	0351	CARPORT MT	0 100	24 24	576.00	SF	10.00	10.00	100	2000	2000	3	20	1,152	
3	0351	CARPORT MT	0 100	25 24	600.00	SF	10.00	10.00	100	2000	2000	3	20	1,200	
4	0510	GARAGE WD-	0 100	24 12	288.00	SF	35.00	35.00	100	2000	2000	3	27	2,722	

TOTAL OB/XF															8,853
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0004	CG	0.00	0.00	1.11	AC		1.00	1.00	1.00	45,000.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		160,160	
TOTAL MARKET OB/XF VALUE		8,853	
TOTAL LAND VALUE - MARKET		49,950	
TOTAL MARKET VALUE		218,963	
SOH/AGL Deduction		101,205	
ASSESSED VALUE		117,758	
TOTAL EXEMPTION VALUE		HX HB WX	55,722
BASE TAXABLE VALUE		62,036	
TOTAL JUST VALUE		218,963	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		195,573	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17007271	REPAIR/RRF	10,498	12/29/2017
B24574	CARPORT	14,413	04/01/2011
E017822	NEW CONSTR	2,000	03/01/2001
P014576	NEW CONSTR	2,000	03/01/2001
B974112	XF0B	9,600	07/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2063/1622	7/20/2016	QC	U	I	11	100			
GRANTOR: KELLY HENRY PAT & VIO									
GRANTEE: KELLY 2009 TRUST									
1661/0049	1/29/2010	QC	U	I	30	100			
GRANTOR: KELLY HENRY PAT & VIO									
GRANTEE: KELLY 2010 TRUST									

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=1993] W33 FOP=[YR=1993] N4 W25 FCP=[YR=1993] W14 S36 E14 FOP=[YR=1993] E26 N3 W26 S3\$ N36\$ S4 E25\$ W25 S29 E58 N29\$ PTR=E10 FUS=[YR=1993] E16 S28 W16 N28\$ W10\$.														