PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 2063/1898
BEING PARCELS "1"&"2"

KELLY'S COUNTRYSIDE RV PARK LLC
545689 US HWY 1
CALLAHAN, FL 32011

2025

37-3N-24-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

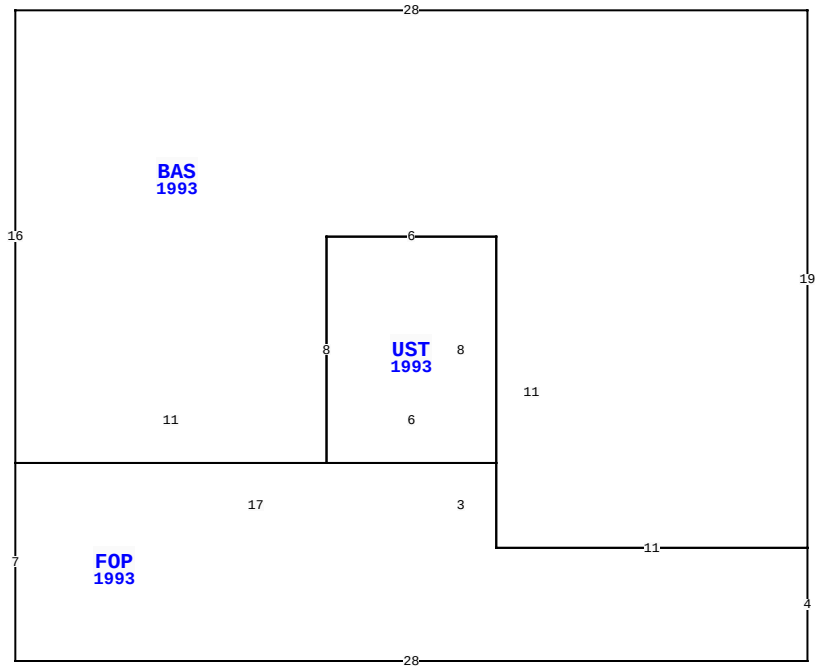
DOR CODE	2800	PARKING/MH LOT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	433	100	1993	433	35,175
FOP	163	30	1993	49	3,981
UST	48	40	1993	19	1,544
TOTALS	644			501	40,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	501	74.0644	124.98	62,615	1989	1989	0	0	0	35.00	65.00

1 RSTRM BLDG – 0% - 0 Heated Area: 433 HX Base Yr



36065 KELLYS LN, CALLAHAN

BLD DATE	10/09/2014	KK	LGL DATE		
XF DATE			LAND DATE	04/29/2025	DC
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,488
TOTAL MARKET OB/XF VALUE	166,556
TOTAL LAND VALUE - MARKET	179,157
TOTAL MARKET VALUE	547,201
SOH/AGL Deduction	66,910
ASSESSED VALUE	480,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,291
TOTAL JUST VALUE	547,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E15633	ELEC OTHER	0	08/01/2005
B0210063	NEW CONSTR	144,840	08/01/2002
B029604	NEW CONSTR	4,500	04/01/2002
E973901	NEW CONSTR	600	07/01/1997
5518	NEW CONSTR	4,000	11/18/1988
4538	N/A	12,090	12/09/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2063/1898	7/20/2016	SW	U	I	30	100
GRANTOR: KELLY 2009 TRUST						
GRANTEE: KELLY'S COUNTRYSIDE						
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S16 FOP=[YR=1993] S7 E28 N4 W11 N3
UST=[YR=1993] N8 W6 S8 E6$ W17$ E11 N8 E6 S11 E11 N19$.

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	0810	CONCRETE A	0	0	0	0	236.00	SF	6.50	6.50	100	1989	1989	3	54.5	836	
2	0443	STK FNC 6'	0	0	0	0	48.00	LF	10.00	10.00	100	1989	1989	3	20	96	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	
4	0960	SHUFFL BRD	0	0	0	0	2.00	SF	700.00	700.00	100	1992	1992	3	62	868	
5	0811	CONCRETE B	0	0	0	0	916.00	SF	5.20	5.20	100	2003	2003	3	82	3,906	
6	1242	WD DECK A	0	0	20	10	200.00	SF	10.00	10.00	100	2005	2005	3	22	440	
7	0525	GAZEBO	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	27	1,350	
8	0940	SHEDS/PORT	0	0	12	8	96.00	SF	18.30	18.30	100	2000	2000	3	20	351	
9	0940	SHEDS/PORT	0	0	12	8	96.00	SF	18.30	18.30	100	1998	1998	3	20	351	
10	2810	MH SPACE	0	0	0	0	41.00	SF	2,400.00	2,400.00	100	0	0	3	100	98,400	

TOTAL OB/XF 112,598

LAND DESCRIPTION

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	002820	C	RV PARK	0	0004	CG	0.00	0.00	187,310.00	SF		1.00	1.00	1.00	0.75	0.75	140,482							
2	002820	C	RV PARK	0		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	32,500.00	32,500.00	38,675							

REVIEW DATE 04/28/2025 BY DC Total Acres: 5.49 Total Land Value: 179,157 Market: 0 Agricultural: 0 Common: 179,157 PRINTED 07/30/2025 BY SYS

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KELLY'S COUNTRYSIDE RV PARK LLC
545689 US HWY 1
CALLAHAN, FL 32011

2025

37-3N-24-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

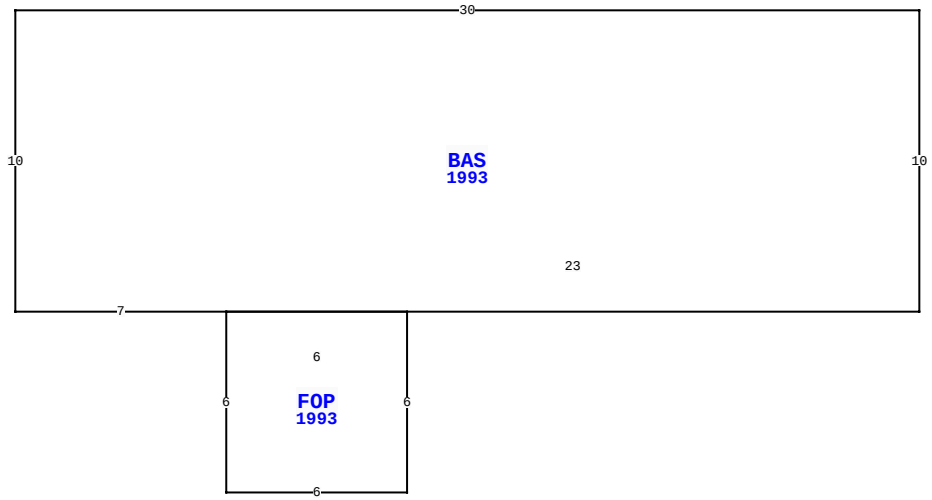
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		5 100
Frame	01	TYP WD 100
Story Height		0 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	300	100	1993	300	2,942
FOP	36	50	1993	18	176
TOTALS	336			318	3,118

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	318	47.6230	21.79	6,929	1990	1990	0	0	0	55.00	45.00

2 STOR WAREH – 0% - 0 Heated Area: 300 HX Base Yr



36065 KELLYS LN, CALLAHAN

BLD DATE	10/09/2014 KK	LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,488
TOTAL MARKET OB/XF VALUE	166,556
TOTAL LAND VALUE - MARKET	179,157
TOTAL MARKET VALUE	547,201
SOH/AGL Deduction	66,910
ASSESSED VALUE	480,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,291
TOTAL JUST VALUE	547,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/1898	7/20/2016	SW	U	I	30	100
GRANTOR: KELLY 2009 TRUST						
GRANTEE: KELLY'S COUNTRYSIDE						
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S10 E7 FOP=[YR=1993] S6 E6 N6 W6$ E23 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
11	1128	BRICK 12"	0	0	0	0	192.00	SF	14.00	14.00	100	1990	1990	3	85	2,285	
12	1242	WD DECK A	0	0	12	3	36.00	SF	10.00	10.00	100	2000	2000	3	20	72	
13	0423	CL FNC 5'	0	0	0	0	120.00	LF	6.85	6.85	100	1990	1990	3	26	214	
14	0424	CL FNC 6'	0	0	0	0	116.00	LF	20.00	20.00	100	1990	1990	3	26	603	
15	2810	MH SPACE	0	0	0	0	16.00	SF	2,400.00	2,400.00	100	0	0	3	100	38,400	
16	1128	BRICK 12"	0	0	0	0	357.00	SF	14.00	14.00	100	1990	1990	3	85	4,248	
17	1128	BRICK 12"	0	0	0	0	204.00	SF	14.00	14.00	100	2005	2005	3	96	2,742	
18	0810	CONCRETE A	0	0	10	10	100.00	SF	6.50	6.50	100	2005	2005	3	84	546	
19	0803	ASPHALT C	0	0	0	0	4,848.00	SF	2.00	2.00	100	1990	1990	3	50	4,848	

TOTAL OB/XF 53,958

LAND DESCRIPTION

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 04/28/2025 BY DC Total Acres: 5.49 Total Land Value: 179,157 Market: 0 Agricultural: 0 Common: 179,157 PRINTED 07/30/2025 BY SYS

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545689 US HWY 1
CALLAHAN, FL 32011

2025

37-3N-24-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

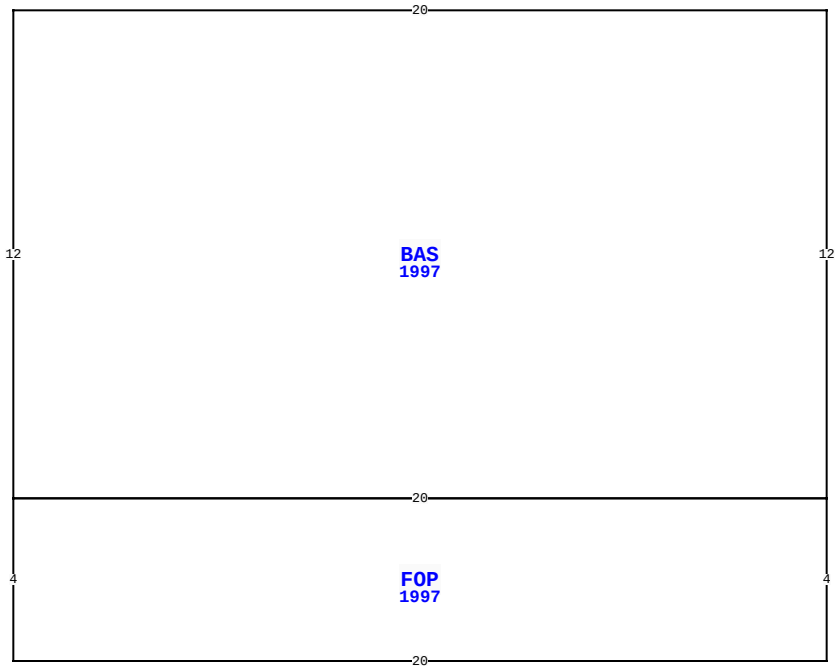
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Plumbing		2 100
Frame	01	TYP WD 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	240	100	1997	240	12,991
FOP	80	50	1997	40	2,165
TOTALS	320			280	15,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	06	280	53.5106	75.18	21,050	1997	1997	0	0	0	28.00	72.00

3 OFFICE – 0% - 0 Heated Area: 240 HX Base Yr



36065 KELLYS LN, CALLAHAN

BLD DATE	10/09/2014	KK	LGL DATE	
XF DATE			LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,488
TOTAL MARKET OB/XF VALUE	166,556
TOTAL LAND VALUE - MARKET	179,157
TOTAL MARKET VALUE	547,201
SOH/AGL Deduction	66,910
ASSESSED VALUE	480,291
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,291
TOTAL JUST VALUE	547,201
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2063/1898	7/20/2016	SW	U	I	30	100
GRANTOR: KELLY 2009 TRUST						
GRANTEE: KELLY'S COUNTRYSIDE						
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 S12 FOP=[YR=1997] S4 E20 N4 W20$ E20 N12$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/28/2025 BY DC Total Acres: 5.49 Total Land Value: 179,157 Market: 0 Agricultural: 0 Common: 179,157 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

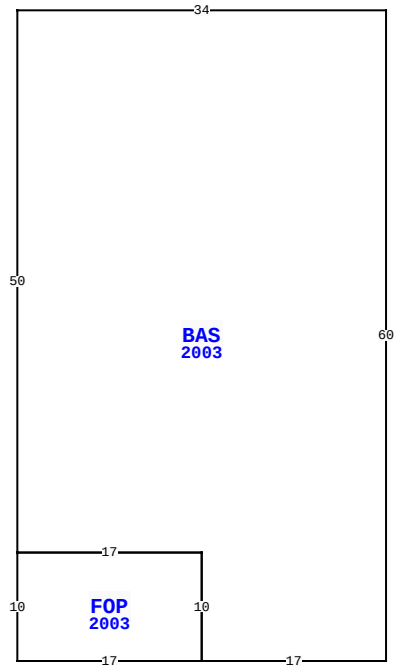
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	2800	PARKING/MH LOT
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	2003	1,870	138,730
FOP	170	30	2003	51	3,784
TOTALS	2,040			1,921	142,514

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0303	04	1,921	75.8362	82.66	158,790	2003	2003	0	0	0	10.25	89.75

4 CLUB HOUSE – 0% - 0 Heated Area: 1870 HX Base Yr



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36065 KELLYS LN, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 4 of 4 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	201,488
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NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/1898	7/20/2016	SW	U	I	30	100
GRANTOR: KELLY 2009 TRUST						
GRANTEE: KELLY'S COUNTRYSIDE						
2063/1622	7/20/2016	QC	U	I	11	100
GRANTOR: KELLY HENRY PAT & VIO						
GRANTEE: KELLY 2009 TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W34 S50 FOP=[YR=2003] S10 E17 N10 W17$ E17 S10 E17 N60$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/28/2025 BY DC Total Acres: 5.49 Total Land Value: 179,157 Market: 0 Agricultural: 0 Common: 179,157 PRINTED 07/30/2025 BY SYS