IN OR 2118/628
ESMT OR 508/34
ESMT IN OR 874/1511

KELLY VIOLA F/SMITH PATTI KELLY
545689 US HWY 1
CALLAHAN, FL 32011

2025

37-3N-24-0000-0013-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

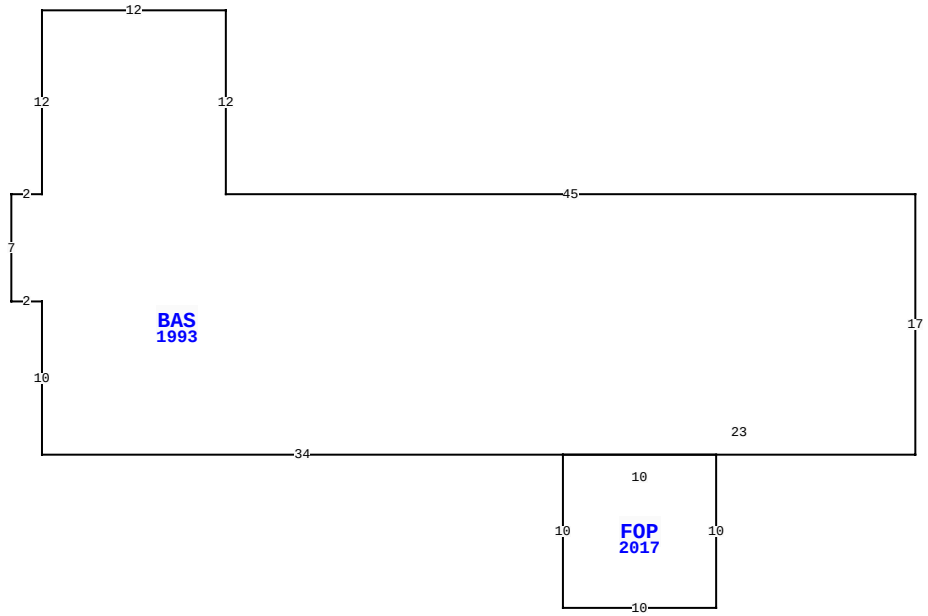
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,127	100	1993	1,127	92,607
FOP	100	30	2017	30	2,465
TOTALS	1,227			1,157	95,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,157	108.1200	108.12	125,095	1957	1957	0	0	0	24.00	76.00

1 SINGLE FAM – 0% - 0 Heated Area: 1127 HX Base Yr



36002 KELLYS 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	95,072
TOTAL MARKET OB/XF VALUE	913
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	140,985
SOH/AGL Deduction	18,178
ASSESSED VALUE	122,807
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	122,807
TOTAL JUST VALUE	140,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2118/0628	4/17/2017	WD	U	I	37	50,000
GRANTOR: BURNHAM BETTY L/E						
GRANTEE: KELLY HENRY PAT & V						
1932/0226	8/07/2014	QC	U	I	11	100
GRANTOR: HORN BETTY						
GRANTEE: BURNHAM BETTY L/E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 N12 W12 S12 W2 S7 E2 S10 E34 FOP=[YR=2017] S10 E10 N10 W10$ E23 N17$.

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	0940	SHEDS/PORT	0	0	8	6	48.00	SF	20.10	20.10	100	1957	1957	3	20	193	
2	0351	CARPORT MT	0	0	20	18	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 913

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	0007	CG	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS