PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 2172/1788
(EX PT IN OR 534/67,

KELLY 2009 REV LVG TRUST
545689 US HWY 1
CALLAHAN, FL 32011

2025

37-3N-24-0000-0013-0020

BUILDING CHARACTERISTICS

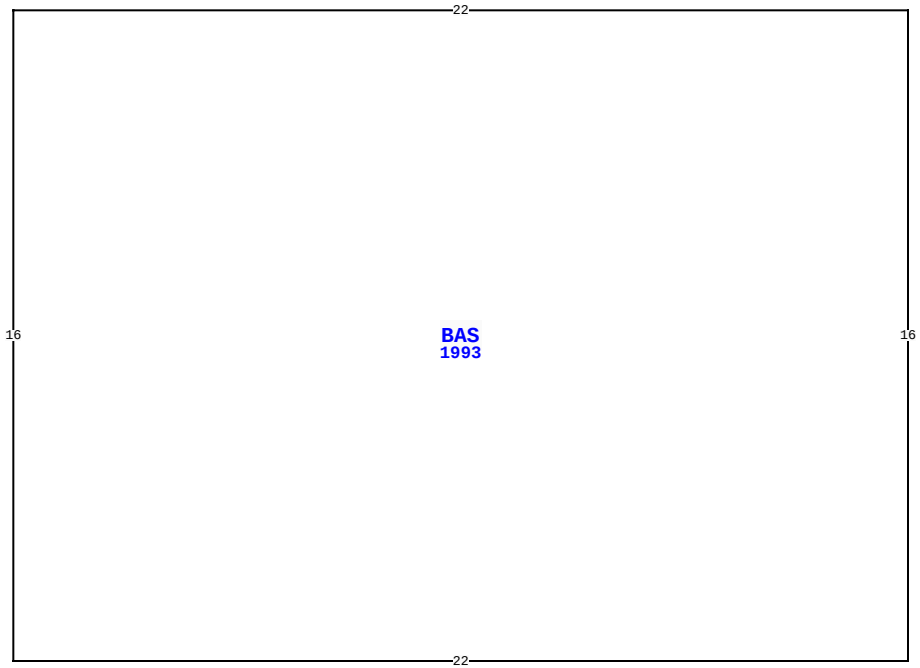
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD 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	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	1993	352	31,031
TOTALS	352			352	31,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	352	102.9000	102.90	36,221	1980	1995	0	0	0	14.33	85.67

3 SINGLE FAM – 0% - 0 Heated Area: 352 HX Base Yr



545575 US HWY 1, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 DC
INC DATE		AG DATE	

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	1122	CB 6"	0	0	64	6	384.00	SF	5.85	5.85	100	1990	1990	3	57	1,280	
2	0803	ASPHALT C	0	0	39	60	2,340.00	SF	2.00	2.00	100	1985	1985	3	50	2,340	
3	0510	GARAGE WD-	0	0	18	23	414.00	SF	28.00	28.00	100	1995	1995	3	20	2,318	
4	0443	STK FNC 6'	0	0	0	0	32.00	LF	10.00	10.00	100	1995	1995	3	20	64	
5	0424	CL FNC 6'	0	0	0	0	224.00	LF	20.00	20.00	100	2000	2000	3	48	2,150	
6	0940	SHEDS/PORT	0	0	16	10	160.00	SF	30.00	30.00	100	2000	2000	3	20	960	
7	0810	CONCRETE A	0	0	6	5	30.00	SF	6.50	6.50	100	2000	2000	3	77	150	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,031
TOTAL MARKET OB/XF VALUE	9,262
TOTAL LAND VALUE - MARKET	80,692
TOTAL MARKET VALUE	120,985
SOH/AGL Deduction	28,622
ASSESSED VALUE	92,363
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	92,363
TOTAL JUST VALUE	120,985
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5178	GARAGE	18,490	09/22/1988
5383	NEW CONSTR	550	09/22/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/1785	1/19/2018	PR	U	I	19	100
GRANTOR: DAVIS WARREN D P/R						
GRANTEE: KELLY 2009 REVOCABL						
2172/1788	8/16/2017	WD	U	I	37	30,000
GRANTOR: BREWER DORIS L LIVING						
GRANTEE: THE KELLY 2009 REVO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S16 E22 N16 $.

LAND DESCRIPTION

TOTAL OB/XF 9,262

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	0004	CG	0.00	0.00	107,590.00	SF		1.00	1.00	1.00	0.75	0.75	80,692							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.47 Total Land Value: 80,692 Market: 0 Agricultural: 0 Common: 80,692 PRINTED 07/30/2025 BY SYS