IN OR 534/67 & OR 1303/916
PARCELS 13-3 & 13-5
R359372 & R359373

DAVIS WARREN D
36016 KELLYS LN
CALLAHAN, FL 32011

2025

37-3N-24-0000-0013-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

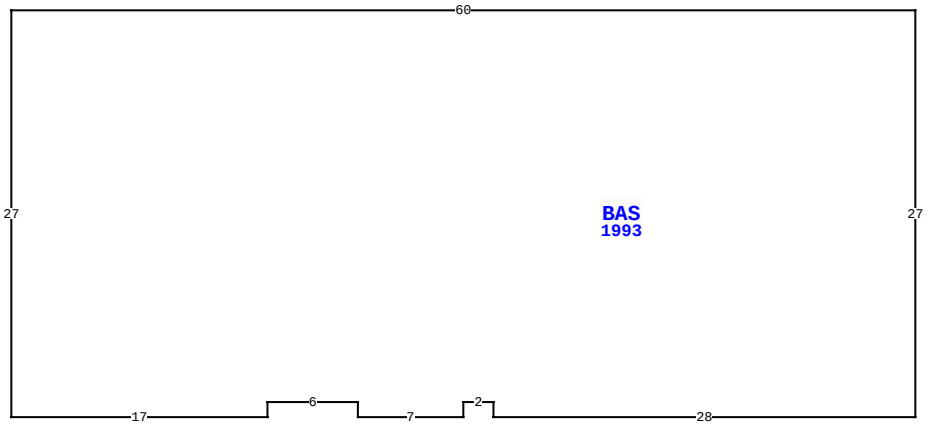
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,612	100	1993	1,612	45,497
TOTALS	1,612			1,612	45,497

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,612	117.6000	94.08	151,657	1988	1988	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2013 Heated Area: 1612 HX Base Yr 2013



36016 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		45,497
TOTAL MARKET OB/XF VALUE		4,319
TOTAL LAND VALUE - MARKET		77,650
TOTAL MARKET VALUE		127,466
SOH/AGL Deduction		78,520
ASSESSED VALUE		48,946
TOTAL EXEMPTION VALUE	HX HB WR DX	35,000
BASE TAXABLE VALUE		13,946
TOTAL JUST VALUE		127,466
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		109,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0534/0067	12/29/1987	WD	Q	V		16,000

GRANTOR: BREWER JC
GRANTEE: DAVIS WARREN D

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S27 E17 N1 E6 S1 E7 N1 E2 S1 E28 N27$.

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	100	0	0	324.00	SF	6.50	6.50	100	1995	1995	3	68	1,432	
2	0755	FSP	0	100	16	8	128.00	SF	20.00	20.00	100	2008	2008	3	31	794	
3	0756	FEP	0	100	25	10	250.00	SF	27.00	27.00	100	2008	2008	3	31	2,093	

LAND DESCRIPTION

TOTAL OB/XF 4,319

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	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							
2	000100	C	RES	100	0005	OR	0.00	0.00	0.17	AC		1.00	1.00	1.00	45,000.00	45,000.00	7,650							

REVIEW DATE 05/02/2022 BY TWA Total Acres: 2.17 Total Land Value: 77,650 Market: 0 Agricultural: 0 Common: 77,650 PRINTED 07/30/2025 BY SYS