

SMART ELBERT DERALD III & JESSE CORAL
45029 KILPATRICK ROAD
CALLAHAN, FL 32011

28-2N-25-3060-0005-0030

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall03VINYL 100
Roof Structure03GABLE/HIP 100
Roof Cover12MODULAR MT 100
Interior Wall05DRYWALL 100
Interior Floor08SHT VINYL 60
Interior Floor11CLAY TILE 40
Air Condition03CENTRAL 100
Heating Type04AIR DUCTED 100

Bedrooms3 100
Bathrooms2.5 100
Frame02WOOD FRAME 100

Stories Units1. 1. 100
 0 100
BUD\$ Adjustme06DIST 1D 100
Occupancy00NONE 100

Quality03Quality Level 03
DOR CODE0100SINGLE FAMILY
MAP NUMMKT AREA08
NEIGHBORHOOD/LOC8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREAMARKET VALUE
BAS	1,478	100	1993	1,478	123,092
FGR	884	55	2000	486	40,475
FOP	243	30	2000	73	6,080
SFB	442	80	2000	354	29,482
UOP	280	20	2024	56	4,664

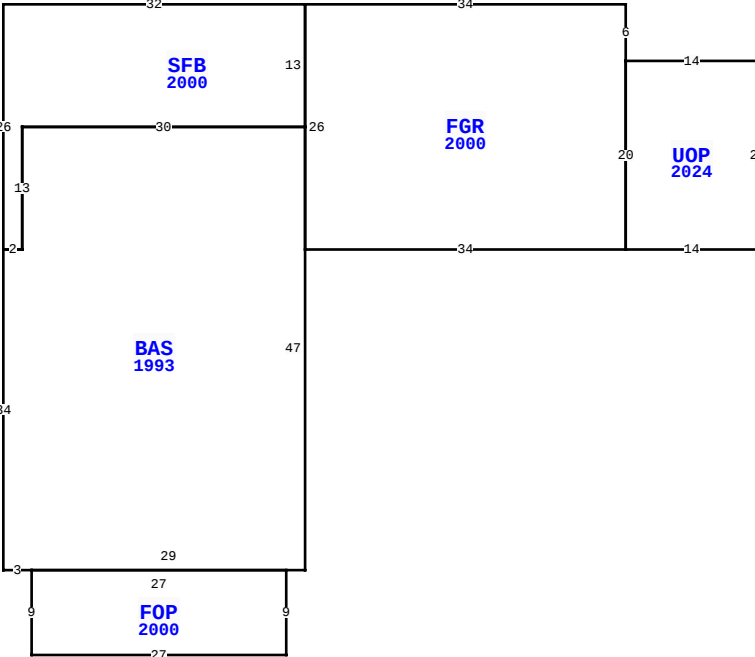
TOTALS	3,327			2,447	203,794
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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0100012,447110.9360116.48285,027194019400028.5071.50

1 SINGLE FAM100% - 2026Heated Area: 1832HX Base Yr 2026

32	13	34	6	14	20	20	29	27	27	9
										

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUETOTAL MARKET OB/XF VALUETOTAL LAND VALUE - MARKETTOTAL MARKET VALUE

SOH/AGL DeductionASSESSSED VALUETOTAL EXEMPTION VALUEBASE TAXABLE VALUETOTAL JUST VALUEINCOME VALUEPREVIOUS YEAR MKT VALUE

HX HB51,411351,295402,7060407,898

PERMIT NUMDESCRIPTIONAMTISSUED

17006885REPAIR/RRF6,20011/01/2017E11349NEW CONSTR006/01/2003MH4142MH MOVE-ON006/01/2003P6790NEW CONSTR006/01/2003

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I V / ISALE PRICE

RSDC0124424,000

GRANTOR: GARNER SCOTT EGRANTEE: SMART ELBERT DERALD

1093/186611/12/2002PRUII24115,000

GRANTOR: KILPATRICK JAMES A P/GRANTEE: GARNER SCOTT E

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-66,26] S34 E3 E29 N47 W30 S13 W2 \$
FGR=[YR=2000;ORIG=0,0] W34 S26 E34 N20 N6 \$
SFB=[YR=2000;ORIG=-34,0] W32 S26 E2 N13 E30 N13 \$
UOP=[YR=2024;ORIG=0,26] E14 N20 W14 S20 \$
FOP=[YR=2000;ORIG=-63,60] S9 E27 N9 W27 \$.

LAND DESCRIPTIONTOTAL OB/XF27,762

LNUSE CLSLAND USE CAPRDLOCFRONTDEPTHTOT LND UNITSUNIT DTPHFACT% CONDTOTADJ UNITPRICEADJ UNITPRICELANDVALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESCAP100RD07FRONT0.00DEPTHP0.00TOT LND UNITSAC4.89D T1.00DPHF1.00% CONDTOTADJ35,000.00ADJ UNITPRICE35,000.00LANDVALUE171,150OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE 07/25/2025BY TWATotal Acres: 4.89Total Land Value: 171,150Market: 0Agricultural: 0Common: 171,150PRINTED 07/09/2026 BY SYS