



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	31	HARDIE BRD 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG

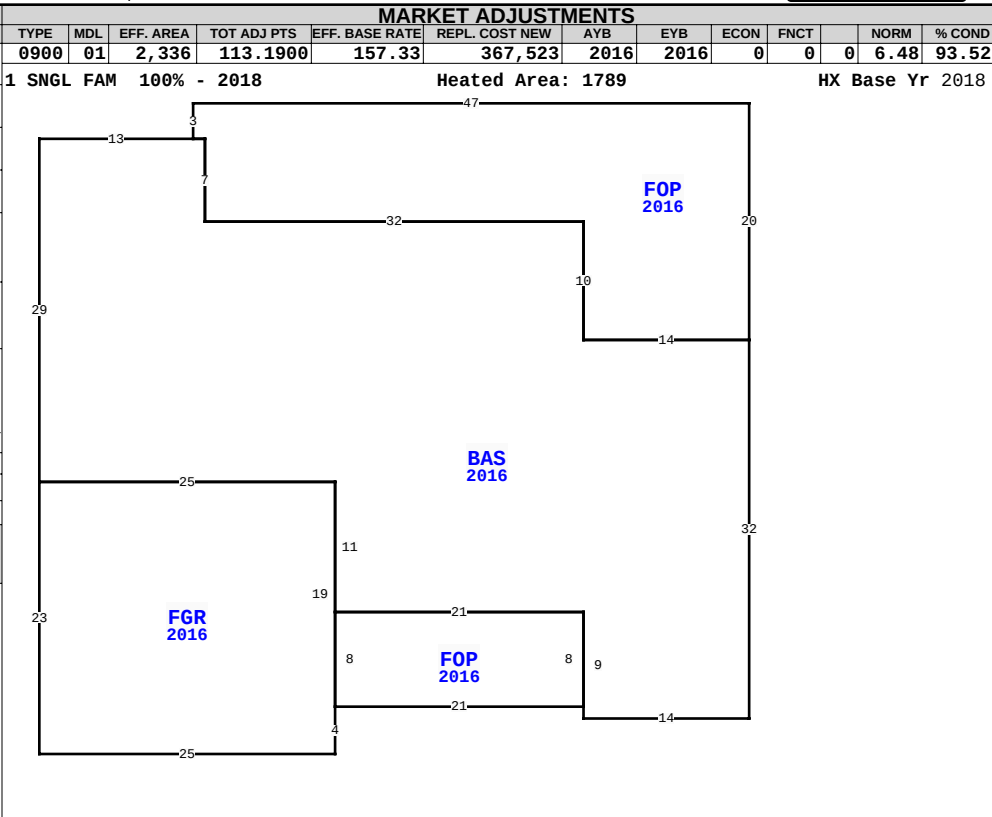
MAP NUM		MKT AREA	05
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NEIGHBORHOOD/LOC	5001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,789	100	2016	1,789	263,224
FGR	575	55	2016	316	46,494
FOP	168	30	2016	50	7,357
FOP	603	30	2016	181	26,632

TOTALS	3,135			2,336	343,708
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT 2,000.00	2,000.00
3	0940	SHEDS/PORT	0	100	12	35	420.00	SF 30.00	30.00
4	0351	CARPORT MT	0	100	30	35	1,050.00	SF 10.00	10.00



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026
INC DATE		AG DATE	03/28/2025

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	05/08/2026	MLU
						03/28/2025	KBA

53285 EQUESTRIAN WAY, CALLAHAN

LAND DESCRIPTION										TOTAL OB/XF										18,090	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.30	AC		1.00	1.00	1.00	25,000.00	25,000.00					
2	006100	A	PASTURE 2	0		OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	355.00	355.00					
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	25,000.00	25,000.00					
REVIEW DATE		01/06/2023		BY		KWA		Total Acres: 5.22		Total Land Value: 33,892				Market: 98,000			Agricultural: 1,392				

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										4					
VALUATION BY										STANDARD					
Tax Group: 4										Tax Dist:					
BUILDING MARKET VALUE										343,708					
TOTAL MARKET OB/XF VALUE										18,090					
TOTAL LAND VALUE - MARKET										130,500					
TOTAL MARKET VALUE										395,690					
SOH/AGL Deduction										142,634					
ASSESSED VALUE										253,056					
TOTAL EXEMPTION VALUE										HX HB 51,411					
BASE TAXABLE VALUE										201,645					
TOTAL JUST VALUE										492,298					
NCON VALUE										0					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										526,285					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633068	XFOB	0	09/16/2016
B1531157	CO ISSUED	0	07/11/2016
B1531157	NEW CONSTR	244,072	09/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2459/1286	4/30/2021	QC	U	I	11		100
GRANTOR:ROBINSON KELLY L & JA							
GRANTEE:KELLY JAMES RAY & K							
1989/0815	6/25/2015	WD	U	V	30		100
GRANTOR:KELLY RANCH INC							
GRANTEE:ROBINSON KELLY L ET							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2016] W47 S3 BAS=[YR=2016] W13 S29 FGR=[YR=2016] S23 E25 N4 FOP=[YR=2016] E21 N8 W21 S8\$ N19 W25\$ E25 S11 E21 S9 E14 N32 W14 N10 W32 N7 W1\$ E1 S7 E32 S10 E14 N20\$.									