

PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 2063/1925
BEING PARCEL "8" (EX PT IN

KELLY'S POND LLC
545689 US HWY 1
CALLAHAN, FL 32011

2026

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



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																									
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																																									
																		VALUATION BY STANDARD																																									
																		Tax Group: 4												Tax Dist:																													
																		BUILDING MARKET VALUE												0																													
																		TOTAL MARKET OB/XF VALUE												17,071																													
																		TOTAL LAND VALUE - MARKET												26,724																													
																		TOTAL MARKET VALUE												43,795																													
																		SOH/AGL Deduction												315																													
																		ASSESSED VALUE												43,480																													
																		TOTAL EXEMPTION VALUE												0																													
																		BASE TAXABLE VALUE												43,480																													
TOTAL JUST VALUE												43,795																																															
NCON VALUE												0																																															
INCOME VALUE																																																											
PREVIOUS YEAR MKT VALUE												44,812																																															
DOR CODE						0001						VAC W/XFOB																																															
MAP NUM												MKT AREA						09																																									
NEIGHBORHOOD/LOC						9001.00																																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																																																	
TOTALS																																																											
EXTRA FEATURES						36016 RANMART WAY, CALLAHAN																																																					
L N		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		0680		POLE SHED		0 0		52 11		572.00		SF		10.00		10.00		100		1982		1982		3		20		1,144																															
2		0100		BAR-B-Q		0 0		0 0		1.00		UT		200.00		200.00		100		1983		1983		3		20		40																															
3		0910		SCRN RM L		0 0		10 18		180.00		SF		15.00		15.00		100		1983		1983		3		20		540																															
4		0300		BOAT DCK W		0 0		0 0		745.00		SF		40.00		40.00		100		1995		1995		3		20		5,960																															
5		1242		WD DECK A		0 0		8 8		64.00		SF		10.00		10.00		100		1999		1999		3		20		128																															
6		0511		GARAGE CB-		0 0		24 8		192.00		SF		60.00		60.00		100		2001		2001		3		77		8,870																															
7		0756		FEP		0 0		24 3		72.00		SF		27.00		27.00		100		2001		2001		3		20		389																															
LAND DESCRIPTION						TOTAL OB/XF 17,071																																																					
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		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV											
1		000100		C		RES		0		0007		OR		0.00		0.00		2.62		AC				1.00		1.00		0.30		34,000.00		10,200.00		26,724																									
																																REVIEW DATE		01/01/2023		BY		CD		Total Acres: 2.62		Total Land Value: 26,724		Market: 0		Agricultural: 0		Common: 26,724		PRINTED 07/09/2026 BY SYS									