PT WILLIAM SPARKMAN GRANT
SEC 37-3N-24E IN OR 798/1082
{R613206 & R613207}

KELLY RANDY P & ROBIN
36001 RANMART WAY
CALLAHAN, FL 32011

**2026**

**37-3N-24-0000-0010-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 |
| Quality | 03 | Quality Level 03 |

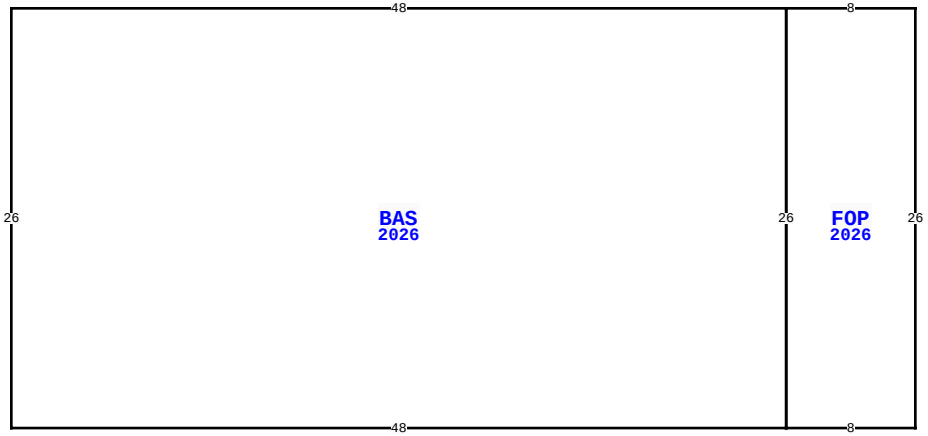
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,248 | 100 | 2026 | 1,248 | 128,544 |
| FOP | 208 | 30 | 2026 | 62 | 6,386 |
| TOTALS | 1,456 | | | 1,310 | 134,929 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,310 | 115.6000 | 104.04 | 136,292 | 2025 | 2025 | 0 | 0 | 0 | 1.00 | 99.00 |

1 M/H 94+ 100% - 2026 Heated Area: 1248 HX Base Yr 2011




36001 RANMART WAY, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 134,929 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 86,700 |
| TOTAL MARKET VALUE | | 221,629 |
| SOH/AGL Deduction | | 53,256 |
| ASSESSED VALUE | | 168,373 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 116,962 |
| TOTAL JUST VALUE | | 221,629 |
| NCON VALUE | | 134,929 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 142,367 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250001486 | REPLACEMENT DOUBL | 0 | 02/12/2025 |
| MH240013202 | REPLACEMENT DWMH | | 11/25/2024 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0798/1082 | 7/03/1997 | WD | Q | V | 01 | 100 |

GRANTOR: KELLY HENRY P & VIOLA
GRANTEE: KELLY RANDY P & ROB

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=40,10] E48 S26 W48 N26 $
FOP=[YR=2026;ORIG=88,10] E8 S26 W8 N26 $
.

## EXTRA FEATURES

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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 | 0007 | OR | 0.00 | 0.00 | 2.55 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 86,700 | | | | | | | |

REVIEW DATE 06/24/2025 BY WW Total Acres: 2.55 Total Land Value: 86,700 Market: 0 Agricultural: 0 Common: 86,700 PRINTED 07/09/2026 BY SYS