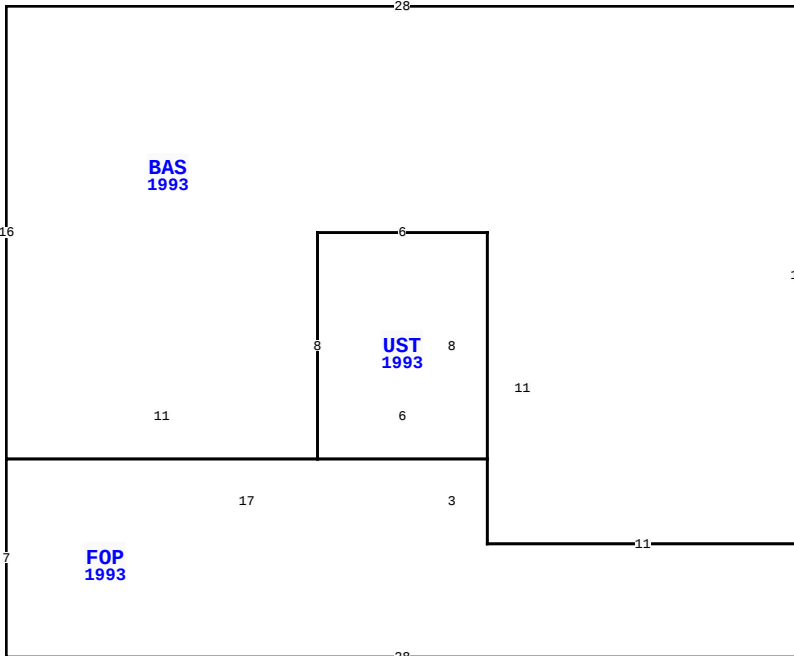


KELLY'S COUNTRYSIDE RV PARK LLC
545689 US HWY 1
CALLAHAN, FL 32011

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

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 4																											
Exterior Wall		19	COMMON BRK 100							3803		04	501		74.0644		132.58		66,423		1989		1989		0		0		36.00		64.00		VALUATION BY		STANDARD												
Roof Structure		04	WOOD TRUSS 100							1 RSTRM BLDG 0% - 0										Heated Area: 433										HX Base Yr										Tax Group: 4		Tax Dist:					
Roof Cover		03	COMP SHNGL 100																	BUILDING MARKET VALUE										208,425																	
Interior Wall		01	MINIMUM 100																	TOTAL MARKET OB/XF VALUE										166,175																	
Interior Floor		11	CLAY TILE 100																	TOTAL LAND VALUE - MARKET										319,640																	
Ceiling		02	F.NOT SUS 100																	TOTAL MARKET VALUE										694,240																	
Air Condition		01	NONE 100																	SOH/AGL Deduction										165,920																	
Heating Type		01	NONE 100																	ASSESSED VALUE										528,320																	
Fixtures		13	100																	TOTAL EXEMPTION VALUE										0																	
Frame		03	MASONRY 100																	BASE TAXABLE VALUE										528,320																	
Story Height		10	100																	TOTAL JUST VALUE										694,240																	
RMS		2	100																	NCON VALUE										0																	
Stories		1.	1. 100							INCOME VALUE																																					
Units		0	100							PREVIOUS YEAR MKT VALUE										547,201																											
Occupancy		00	NONE 100																																												
Quality		01	Quality Level 01																																												
DOR CODE		2800	PARKING/MH LOT																																												
MAP NUM			MKT AREA				09																																								
NEIGHBORHOOD/LOC		9002.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	433	100	1993	433	36,740																																										
FOP	163	30	1993	49	4,157																																										
UST	48	40	1993	19	1,612																																										
TOTALS		644		501	42,511																																										
EXTRA FEATURES										36065 KELLYS LN, CALLAHAN										BLD DATE		10/09/2014		KK		LGL DATE		05/14/2026		DC																	
																				XF DATE				LAND DATE																							
																				INC DATE				AG DATE																							
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	0810	CONCRETE A		0	0	0	0	236.00	SF	6.50	6.50	100	1989	1989	3	52	798																														
2	0443	STK FNC 6'		0	0	0	0	48.00	LF	10.00	10.00	100	1989	1989	3	20	96																														
3	0937	WELL		0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000																														
4	0960	SHUFFL BRD		0	0	0	0	2.00	SF	700.00	700.00	100	1992	1992	3	59.5	833																														
5	0811	CONCRETE B		0	0	0	0	916.00	SF	5.20	5.20	100	2003	2003	3	80	3,811																														
6	1242	WD DECK A		0	0	20	10	200.00	SF	10.00	10.00	100	2005	2005	3	21	420																														
7	0525	GAZEBO		0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2000	2000	3	26	1,300																														
8	0940	SHEDS/PORT		0	0	12	8	96.00	SF	18.30	18.30	100	2000	2000	3	20	351																														
9	0940	SHEDS/PORT		0	0	12	8	96.00	SF	18.30	18.30	100	1998	1998	3	20	351																														
10	2810	MH SPACE		0	0	0	0	41.00	SF	2,400.00	2,400.00	100	0	0	3	100	98,400																														
LAND DESCRIPTION										TOTAL OB/XF										112,360																											
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	002820	C	RV PARK		0	0004	CG	0.00	0.00	187,310.00	SF		1.00	1.00	1.00	1.50	1.50	280,965																													
2	002820	C	RV PARK		0		OR	0.00	0.00	1.19	AC		1.00	1.00	1.00	32,500.00	32,500.00	38,675																													

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