

IN OR 534/67 & OR 1303/916
PARCELS 13-3 & 13-5
R359372 & R359373

DAVIS WARREN D
36016 KELLYS LN
CALLAHAN, FL 32011

2026

37-3N-24-0000-0013-0030



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																					
Exterior Wall	05	AVERAGE 100	0820	02	1,612	117.6000	99.96	161,136	1988	1988	0	0	0	70.00	30.00	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 M/H 93- 100% - 2013													Heated Area: 1612 HX Base Yr 2013																				
Roof Cover	03	COMP SHNGL 100	27 60 27 17 6 7 2 28 BAS 1993																																	
Interior Wall	04	PLYWOOD 50																																		
Interior Wall	05	DRYWALL 50																																		
Interior Floo	14	CARPET 90																																		
Interior Floo	08	SHT VINYL 10																																		
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																																		
BUD8 Adjustme	04	DIST 01 100																																		
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	1,612	100	1993	1,612	48,341																															
TOTALS			1,612		1,612	48,341																														
EXTRA FEATURES										36016 KELLYS LN, CALLAHAN										BLD DATE XF DATE INC 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	LGL DATE LAND DATE AG DATE																			
2	0755	FSP	0	100	16	8		128.00	SF	20.00	100	2008	2008	3	27	691		05/12/2026 MLU																		
3	0756	FEP	0	100	25	10		250.00	SF	27.00	100	2008	2008	3	27	1,823		BUILDING NOTES																		
																	BUILDING DIMENSIONS																			
BAS=[YR=1993] W60 S27 E17 N1 E6 S1 E7 N1 E2 S1 E28 N27\$.																																				
LAND DESCRIPTION																	TOTAL OB/XF 2,514																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	68,000																			
2	000100	C	RES	100	0005	OR	0.00	0.00	0.17	AC		1.00	1.00	1.00	40,000.00	40,000.00	6,800																			
REVIEW DATE 01/01/2023 BY CD Total Acres: 2.17 Total Land Value: 74,800 Market: 0 Agricultural: 0 Common: 74,800 PRINTED 07/09/2026 BY SYS																																				