N1/2 OF LOT 1229
PT OR 890/1197
TOWN OF CRAWFORD SEC 15-1N-24E

WELCH LESLEY JUNIOR EST/MORGAN SHERRY WELCH
C/O SHERRY WELCH MORGAN, 34533 WELCH RD
CALLAHAN, FL 32011

2023

15-1N-24-2180-1229-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

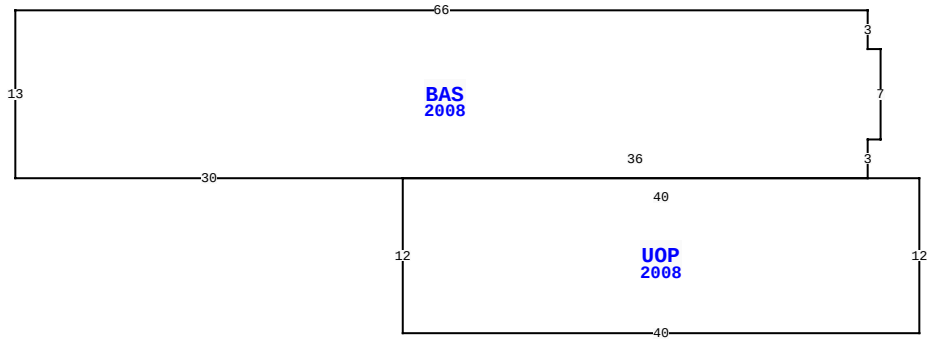
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	865	100	865	16,665
UOP	480	25	120	2,312
TOTALS	1,345		985	18,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0830	02	985	98.8000	64.22	63,257	1987	1993	0	0	0	70.00	30.00

1 MH 93NO RP – 0% - 0 Heated Area: 865 HX Base Yr



34533 WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/18/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	18,977
TOTAL MARKET OB/XF VALUE	13,778
TOTAL LAND VALUE - MARKET	84,600
TOTAL MARKET VALUE	117,355
SOH/AGL Deduction	26,666
ASSESSED VALUE	90,689
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,689
TOTAL JUST VALUE	117,355
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0890/1197	7/12/1999	WD	U	I	10	20,000
GRANTOR: TRUETT JAMES E & LILL						
GRANTEE: WELCH LESLEY JUNIOR						
0268/0162	6/01/1978	WD	Q	V		1,500
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W66 S13 E30 UOP=[YR=2008] S12 E40 N12 W40$
E36 N3 E1 N7 W1 N3 $.

EXTRA FEATURES

LN	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	0510	GARAGE WD-	0	0	30	23	690.00	SF	35.00	35.00	100	1996	1996	3	25	6,038	
2	0681	POLE SHED	0	0	30	10	300.00	SF	15.00	15.00	100	1996	1996	3	25	1,125	
3	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1998	1998	3	20	64	
4	1242	WD DECK A	0	0	8	4	32.00	SF	10.00	10.00	100	1998	1998	3	20	64	
5	1242	WD DECK A	0	0	14	4	56.00	SF	10.00	10.00	100	1998	1998	3	20	112	
6	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1998	1998	3	20	840	
7	0681	POLE SHED	0	0	16	10	160.00	SF	15.00	15.00	100	1998	1998	3	27	648	
8	0812	CONCRETE C	0	0	0	0	1,472.00	SF	4.00	4.00	100	2002	2002	3	83	4,887	

LAND DESCRIPTION

TOTAL OB/XF 13,778

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	4.70	AC		1.00	1.00	1.00	18,000.00	18,000.00	84,600							

REVIEW DATE 05/05/2020 BY TWA Total Acres: 4.70 Total Land Value: 84,600 Market: 0 Agricultural: 0 Common: 84,600 PRINTED 08/02/2023 BY SYS