LOT 1244
IN OR 2466/1459
TOWN OF CRAWFORD S/D IN

MCELROY COLTON & KAYLA C
34351 WELCH RD
CALLAHAN, FL 32011

2023

15-1N-24-2180-1244-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

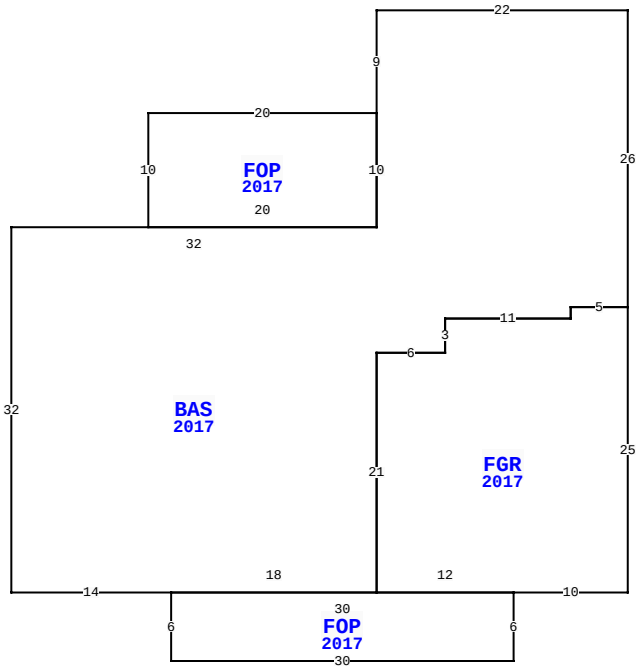
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	1,631	196,101
FGR	515	55	283	34,026
FOP	180	30	54	6,493
FOP	200	30	60	7,214
TOTALS	2,526		2,028	243,834

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,028	103.3704	122.75	248,937	2017	2017	0	0	0	2.05	97.95

1 SNGL FAM – 100% - 2018 Heated Area: 1631 HX Base Yr 2018



34351 WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		243,834
TOTAL MARKET OB/XF VALUE		14,005
TOTAL LAND VALUE - MARKET		132,720
TOTAL MARKET VALUE		343,309
SOH/AGL Deduction		139,256
ASSESSED VALUE		204,053
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		154,053
TOTAL JUST VALUE		390,559
NCON VALUE		9,486
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,325

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17000989	NEW CONSTR	215,501	02/09/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2466/1459	5/26/2021	QC	U	I	11	100
GRANTOR: MCELROY COLTON & KAYL						
GRANTEE: MCELROY COLTON & KA						
1997/1292	8/14/2015	WD	Q	V	01	55,000
GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: MCELROY COLTON & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 S9 FOP=[YR=2017] W20 S10 E20 N10$ S10 W32 S32 E14 FOP=[YR=2017] S6 E30 N6 FGR=[YR=2017] E10 N25 W5 S1 W11 S3 W6 S21 E12$ W30$ E18 N21 E6 N3 E11 N1 E5 N26$.

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	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	2017	2017	3	97	3,057	
2	0300	BOAT DCK W	0	100	14	6	84.00	SF	20.00	20.00	100	2017	2017	3	87	1,462	
3	0680	POLE SHED	0	100	30	34	1,020.00	SF	10.00	10.00	100	2019	2019	3	93	9,486	

LAND DESCRIPTION

TOTAL OB/XF 14,005

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	005000	C	RURAL HOME	100			0.00	0.00	5.17	AC		1.00	1.00	1.00	16,000.00	16,000.00	82,720							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	550.00	550.00	2,750							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	10,000.00	10,000.00	50,000							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 10.17 Total Land Value: 85,470 Market: 50,000 Agricultural: 2,750 Common: 82,720 PRINTED 08/02/2023 BY SYS