

SOBOLESKI JOSEPH LOUIS
34383 WELCH RD
CALLAHAN, FL 32011

15-1N-24-2180-1245-0000

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	VALUATION SUMMARY																				
Exterior Wall		30	VINYL 100							0800	02	1,800	151.8400	113.88	204,984	2022	2022	0	0	0	1.00	99.00	STANDARD																				
Roof Structure		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2024														Heated Area: 1800																			
Roof Cover		03	COMP SHNGL 100																					HX Base Yr 2024																			
Interior Wall		05	DRYWALL 100							BAS 2023														Tax Group: 6										Tax Dist:									
Interior Floor		14	CARPET 70																					BUILDING MARKET VALUE										202,934									
Interior Floor		08	SHT VINYL 30																					TOTAL MARKET OB/XF VALUE										0									
Air Condition		03	CENTRAL 100																					TOTAL LAND VALUE - MARKET										214,490									
Heating Type		04	AIR DUCTED 100																					TOTAL MARKET VALUE										236,325									
Bedrooms			3 100																					SOH/AGL Deduction										14,838									
Bathrooms			2 100																					ASSESSED VALUE										221,487									
Frame		02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE										HX HB 50,000									
Stories Units		1.	1. 100 0 100																					BASE TAXABLE VALUE										171,487									
																								TOTAL JUST VALUE										417,424									
Quality		06	Quality Level 06							NCON VALUE										0																							
DOR CODE		6000	PASTURELAND 1							INCOME VALUE																																	
MAP NUM			MKT AREA							PREVIOUS YEAR MKT VALUE										347,243																							
NEIGHBORHOOD/LOC		8005.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	1,800	100	1,800	202,934																																							
TOTALS					1,800	1,800	202,934																																				
EXTRA FEATURES					34383 WELCH RD, CALLAHAN																																						
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																										
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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																										
2	006005	A	PAST/GRAZE	0		OR			7.96	AC		1.00	1.00	1.00	370.00	370.00	2,945																										
3	006510	A	RANGELAND	0		OR			1.75	AC		1.00	1.00	1.00	255.00	255.00	446																										
4	009910	M	MKT.VAL.AG	0		OR			9.71	AC		1.00	1.00	1.00	19,000.00	19,000.00	184,490																										
REVIEW DATE	05/17/2022	BY	TWX	Total Acres:	10.71	Total Land Value:	33,391	Market:	184,490	Agricultural:	3,391	Common:	30,000	PRINTED 08/06/2024 BY SYS																													