

GILBERT FRANZ E & ASHLEY
34317 WELCH ROAD
CALLAHAN, FL 32011

15-1N-24-2180-1246-0000

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		10	ABOVE AVG 100		0200	01	2,448	121.7160	97.37	238,362	2020	2020	2020	0	0	1.00	99.00	VALUATION BY		STANDARD																								
Roof Structure		03	GABLE/HIP 100		1 SFR MODULR - 100% - 2021										Heated Area: 2400										HX Base Yr 2021																			
Roof Cover		03	COMP SHNGL 100		30 30 48 20 20 8 8 BAS 2020 FOP 2020																				BUILDING MARKET VALUE										235,978									
Interior Wall		05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE										16,767									
Interior Floor		13	LVT/LAMNT 100																						TOTAL LAND VALUE - MARKET										245,100									
Air Condition		03	CENTRAL 100																						TOTAL MARKET VALUE										328,957									
Heating Type		04	AIR DUCTED 100																						SOH/AGL Deduction										105,778									
Bedrooms			3 100																						ASSESSED VALUE										223,179									
Bathrooms			2 100																						TOTAL EXEMPTION VALUE										HX HB 50,000									
Frame		02	WOOD FRAME 100																						BASE TAXABLE VALUE										173,179									
Stories		0	0 100																						TOTAL JUST VALUE										497,845									
Units			0 100																						NCON VALUE										0									
Occupancy		00	NONE 100												INCOME VALUE																													
															PREVIOUS YEAR MKT VALUE										455,144																			
Quality		06	Quality Level 06																																									
DOR CODE		5000	IMPROVED AG																																									
MAP NUM			MKT AREA																						08																			
NEIGHBORHOOD/LOC		8005.00																																										
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																				
BAS		2,400		100		2,400		231,351																																				
FOP		160		30		48		4,627																																				
TOTALS		2,560				2,448		235,978																																				
EXTRA FEATURES										34317 WELCH RD, CALLAHAN										BLD DATE				LGL DATE		05/19/2023 MLU																		
																				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	1242	WD DECK A		0 100	48	12	576.00		SF	10.00	10.00		100	2020	2020	3	90	5,184																										
2	0350	CARPORT WD		0 100	50	30	1,500.00		SF	8.58	8.58		100	2020	2020	3	90	11,583																										
LAND DESCRIPTION										TOTAL OB/XF										16,767																								
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	005901	A	HARDWOOD SI		0		OR	0.00	0.00	8.34	AC		1.00	1.00	1.00	225.00	225.00	1,876																										
2	005400	A	TIMBER 1 SI		0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	730.00	730.00	2,336																										
3	005000	C	RURAL HOME		100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000																										
4	009910	M	MKT.VAL.AG		0		OR	0.00	0.00	11.54	AC		1.00	1.00	1.00	15,000.00	15,000.00	173,100																										
REVIEW DATE		02/03/2021		BY	TW		Total Acres: 15.54			Total Land Value: 76,212			Market: 173,100			Agricultural: 4,212			Common: 72,000			PRINTED 08/06/2024 BY SYS																						