



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 2																										
Exterior Wall	10	ABOVE AVG 50	0900	01	4,061	83.1600	103.95	422,141	1978	1993	0	0	0	18.50	81.50	VALUATION SUMMARY																									
Exterior Wall	20	FACE BRICK 50	1 SNGL FAM - 100% - 2005													Heated Area: 3952													HX Base Yr 2005												
Roof Structur	03	GABLE/HIP 100																BAS 2011																							
Roof Cover	03	COMP SHNGL 100																FOP 2011																							
Interior Wall	05	DRYWALL 100																BAS 1993																							
Interior Floo	14	CARPET 100																FOP 1993																							
Air Condition	03	CENTRAL 100																																							
Heating Type	04	AIR DUCTED 100																																							
Bedrooms		5 100																																							
Bathrooms		3 100																																							
Frame	02	WOOD FRAME 100																																							
Stories	1.	1. 100																																							
Units		0 100																																							
Occupancy	00	NONE 100																																							
Quality			01	Quality Level 01																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM				MKT AREA 08																																					
NEIGHBORHOOD/LOC			8001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	2,172	100	2,172	184,010																																					
BAS	528	100	528	44,732																																					
BAS	1,252	100	1,252	106,068																																					
FOP	140	30	42	3,558																																					
FOP	224	30	67	5,676																																					
TOTALS			4,316		4,061	344,045																																			
EXTRA FEATURES			35176 WELCOME LN, 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																									
1	0810	CONCRETE A	0 100	0	0	384.00	SF	6.50	6.50	100	1980	1980	3	32.5	811																										
2	0810	CONCRETE A	0 100	0	0	274.00	SF	6.50	6.50	100	1980	1980	3	32.5	579																										
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628																										
4	0525	GAZEBO	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	1980	1980	3	20	1,000																										
5	0300	BOAT DCK W	0 100	0	0	294.00	SF	40.00	40.00	100	1980	1980	3	20	2,352																										
6	1242	WD DECK A	0 100	41	25	1,025.00	SF	7.50	7.50	100	2011	2011	3	50	3,844																										
LAND DESCRIPTION			TOTAL OB/XF 10,214																																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0007	OR	0.00	0.00	6.27	AC		1.00	1.00	1.00	16,000.00	16,000.00	100,320																								
REVIEW DATE 07/21/2021 BY TWA Total Acres: 6.27 Total Land Value: 100,320 Market: 0 Agricultural: 0 Common: 100,320 PRINTED 08/06/2024 BY SYS																																									

GRINER KARL C & ANGELA D
35176 WELCOME LANE
CALLAHAN, FL 32011

23-2N-24-0000-0002-0100

[illegible]