S1/2 LOT 1229
PT OR 890/1197
& PT 29TH ST ABND BY

WELCH LESLEY JUNIOR EST
34477 WELCH ROAD
CALLAHAN, FL 32011

2025

15-1N-24-2180-1229-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

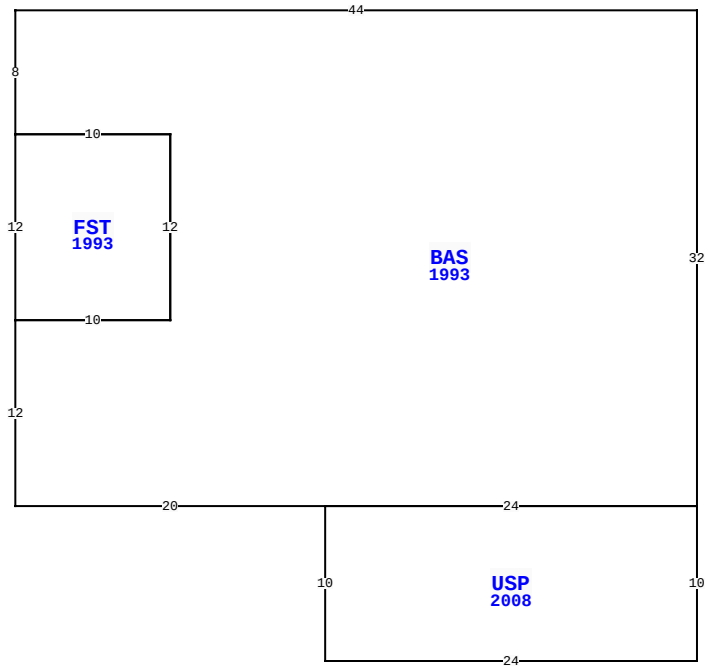
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1993	1,288	29,243
FST	120	65	1993	78	1,771
USP	240	50	2008	120	2,725
TOTALS	1,648			1,486	33,738

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,486	94.6000	75.68	112,460	1968	1976	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1288 HX Base Yr



34477 WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	33,738
TOTAL MARKET OB/XF VALUE	1,880
TOTAL LAND VALUE - MARKET	126,900
TOTAL MARKET VALUE	162,518
SOH/AGL Deduction	79,427
ASSESSED VALUE	83,091
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	83,091
TOTAL JUST VALUE	162,518
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	116,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95893	MH MOVE-ON	0	05/01/1995

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						
0202/0553	1/01/1975	WD	Q	V		3,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S8 FST=[YR=1993] S12 E10 N12 W10$ E10 S12 W10 S12 E20 USP=[YR=2008] S10 E24 N10 W24$ E24 N32$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	62	1,240	
2	1242	WD DECK A	0	0	10	8	80.00	SF	10.00	10.00	100	1998	1998	3	20	160	
3	0681	POLE SHED	0	0	16	8	128.00	SF	15.00	15.00	100	1998	1998	3	25	480	

LAND DESCRIPTION

TOTAL OB/XF 1,880

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	000100	C	RES	0	0007	OR	0.00	0.00	4.70	AC		1.00	1.00	0.90	30,000.00	27,000.00	126,900							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.70 Total Land Value: 126,900 Market: 0 Agricultural: 0 Common: 126,900 PRINTED 07/30/2025 BY SYS