PT LOTS 1230 & 1231
IN OR 2294/1533
TOWN OF CRAWFORD S/D IN

LINDSTEDT MICHAEL LEE
34413 WELCH RD
CALLAHAN, FL 32011

2025

15-1N-24-2180-1230-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

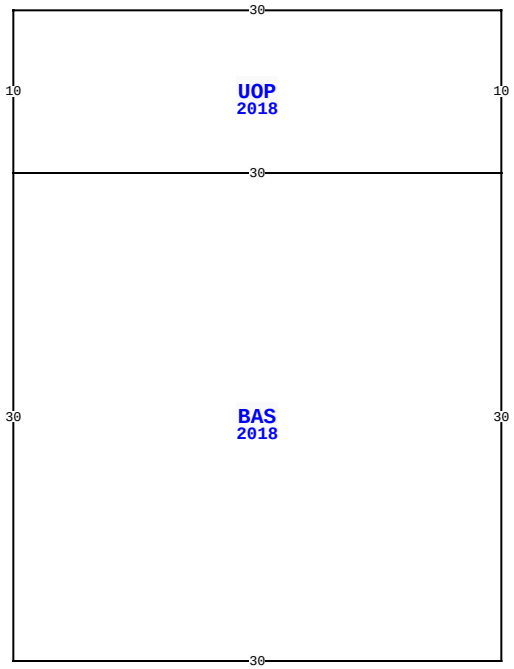
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	2018	900	97,613
UOP	300	20	2018	60	6,507
TOTALS	1,200			960	104,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	960	111.2400	111.24	106,790	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 900 HX Base Yr 2020



34413 WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		116,650
TOTAL MARKET OB/XF VALUE		2,933
TOTAL LAND VALUE - MARKET		195,000
TOTAL MARKET VALUE		314,583
SOH/AGL Deduction		158,387
ASSESSED VALUE		156,196
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		105,474
TOTAL JUST VALUE		314,583
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		274,366

TEAR OFF AND REPLACE W/ MTL ROOF

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230008944	NEW ROOF	26,000	07/13/2023
21010889	GARAGE	31,793	08/18/2021
1702794	GARAGE	0	05/03/2017
B1429299	GARAGE	0	09/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2294/1533	7/31/2019	WD	Q	I	01	225,000
GRANTOR: TRIPP BRANDON WESLEY						
GRANTEE: LINDSTEDT MICHAEL L						
2036/0675	3/24/2016	WD	U	V	37	43,000
GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: TRIPP BRANDON WESLE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2018] W30 S10 BAS=[YR=2018] S30 E30 N30 W30$ E30 N10$.

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	30	20	600.00	SF	5.20	5.20	100	2014	2014	3	94	2,933	

LAND DESCRIPTION

TOTAL OB/XF 2,933

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	100		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 01/04/2022 BY TWX Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

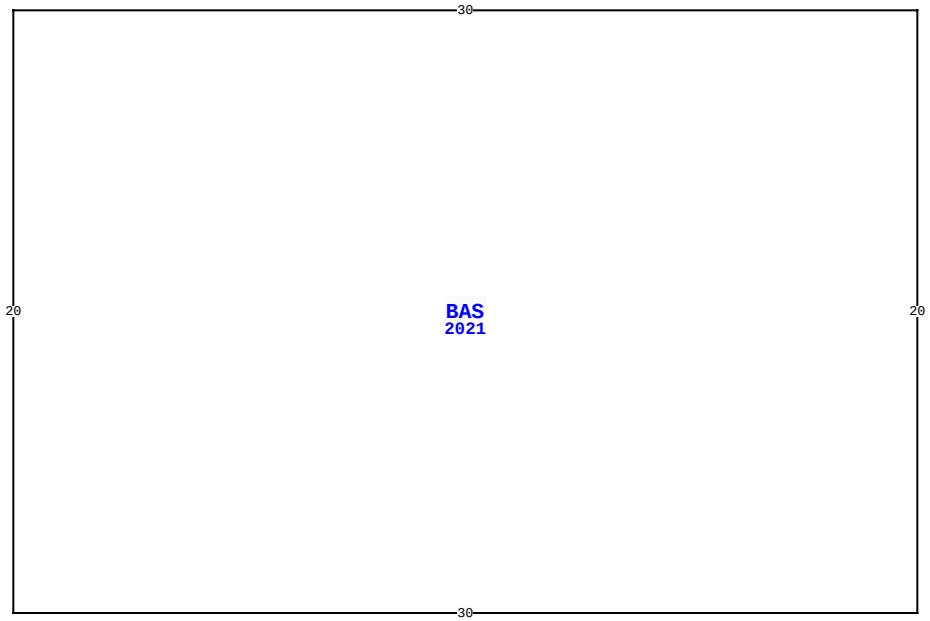
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	2021	600	12,530
TOTALS	600			600	12,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	600	58.1900	21.53	12,918	2021	2021	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2020 Heated Area: 600 HX Base Yr 2020



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GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: TRIPP BRANDON WESLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S20 E30 N20$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/04/2022 BY TWX Total Acres: 10.00 Total Land Value: 195,000 Market: 0 Agricultural: 0 Common: 195,000 PRINTED 07/30/2025 BY SYS