

LOT 1244
IN OR 2466/1459
TOWN OF CRAWFORD S/D IN

MCELROY COLTON & KAYLA C
34351 WELCH RD
CALLAHAN, FL 32011

2025

15-1N-24-2180-1244-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8005.00
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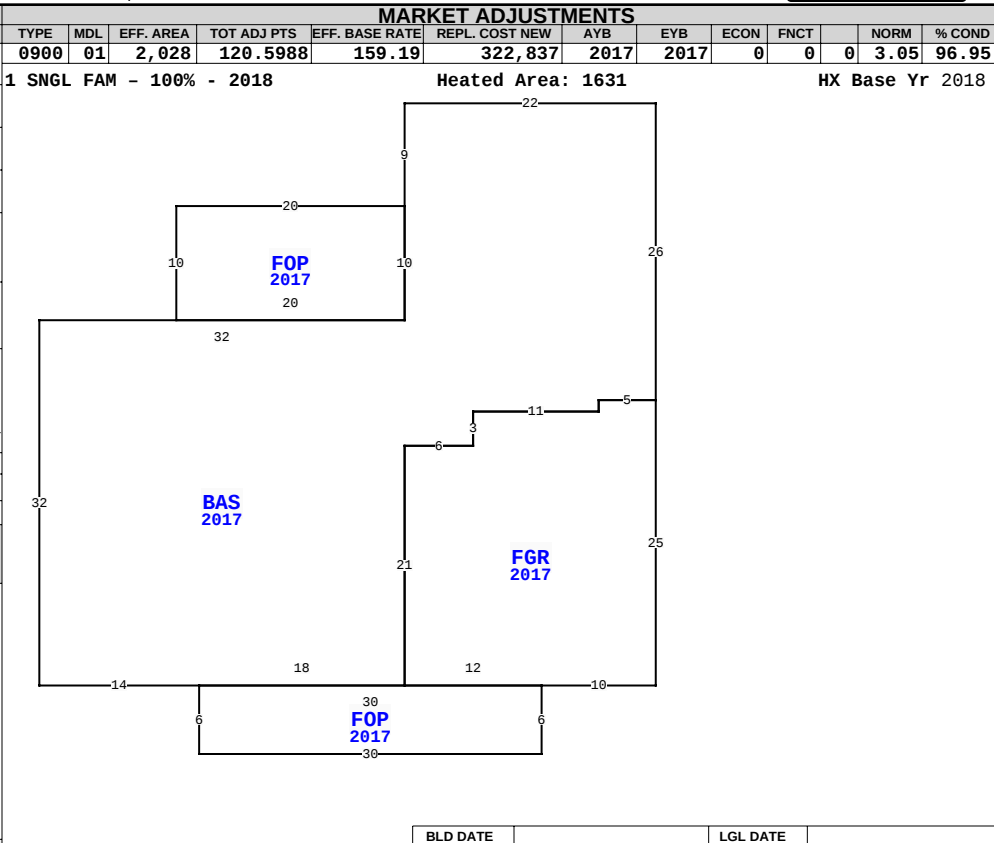
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100	2017	1,631	251,720
FGR	515	55	2017	283	43,677
FOP	180	30	2017	54	8,334
FOP	200	30	2017	60	9,260
TOTALS	2,526			2,028	312,990

EXTRA FEATURES		
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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	0811	CONCRETE B	0	100	0	0	606.00	SF	5.20	5.20	100	2017	2017	3	96	3,025	
2	0300	BOAT DCK W	0	100	14	6	84.00	SF	20.00	20.00	100	2017	2017	3	81	1,361	
3	0680	POLE SHED	0	100	30	34	1,020.00	SF	10.00	10.00	100	2019	2019	3	87	8,874	
4	0680	POLE SHED	0	100	24	16	384.00	SF	10.00	10.00	100	2025	2024		100	3,840	
5	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00	85.00	100	2025	2024		100	33,320	
6	0855	CONC PAVER	0	100	0	0	1,028.00	SF	10.00	10.00	100	2025	2024		100	10,280	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	AGRICULTURAL	100	
2	005500	A	TIMBER 2 N S	0	
3	009910	M	MARKET VALUE	0	

REVIEW DATE	01/03/2025	BY	WWA
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		312,990	
TOTAL MARKET OB/XF VALUE		60,700	
TOTAL LAND VALUE - MARKET		198,315	
TOTAL MARKET VALUE		477,130	
SOH/AGL Deduction		213,710	
ASSESSED VALUE		263,420	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		212,698	
TOTAL JUST VALUE		572,005	
NCON VALUE		47,440	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		401,724	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
SP240006893	NEW INGROUNDSWIM	55,000	06/11/2024
17000989	NEW CONSTR	215,501	02/09/2017

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2466/1459	5/26/2021	QC U	I 11
GRANTOR: MCELROY COLTON & KAYL			
GRANTEE: MCELROY COLTON & KA			
1997/1292	8/14/2015	WD Q	V 01
GRANTOR: CRAWFORD RIDGE LLC			
GRANTEE: MCELROY COLTON & KA			

BUILDING NOTES			
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BUILDING DIMENSIONS			
BAS=[YR=2017] W22 S9 FOP=[YR=2017] W20 S10 E20 N10\$ S10 W32 S32 E14 FOP=[YR=2017] S6 E30 N6 FGR=[YR=2017] E10 N25 W5 S1 W11 S3 W6 S21 E12\$ W30\$ E18 N21 E6 N3 E11 N1 E5 N26\$.			

TOTAL OB/XF									
60,700									

TOTAL OB/XF									
60,700									

REVIEW DATE	01/03/2025	BY	WWA
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Total Acres: 10.17	Total Land Value: 103,440	Market: 97,500	Agricultural: 2,625
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Common: 100,815	PRINTED 07/30/2025 BY SYS
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