LOT 1245
IN OR 2401/1038
TOWN OF CRAWFORD S/D

SOBOLESKI JOSEPH LOUIS
34383 WELCH RD
CALLAHAN, FL 32011

2025

15-1N-24-2180-1245-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

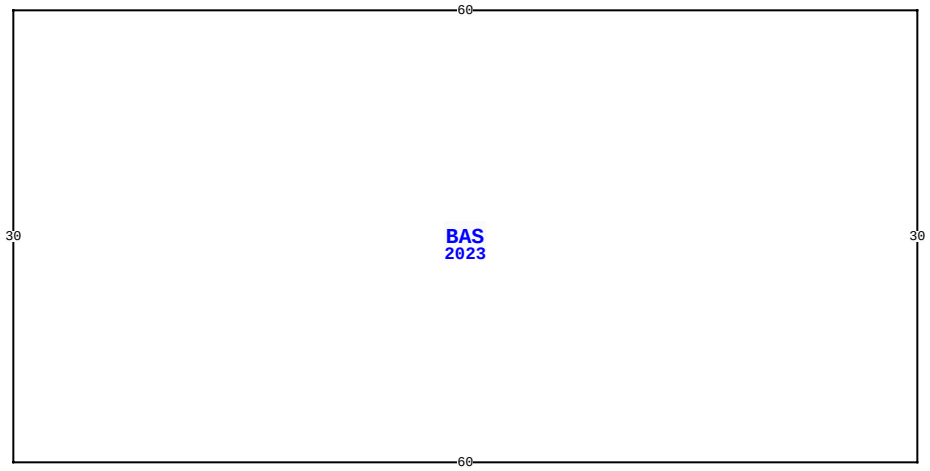
DOR CODE 6000 PASTURELAND 1
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,800	100	2023	1,800	227,662
TOTALS	1,800			1,800	227,662

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,800	151.8400	129.06	232,308	2022	2022	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2024 Heated Area: 1800 HX Base Yr 2024



34383 WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	06/18/2024 DC

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		227,662
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		234,345
TOTAL MARKET VALUE		276,053
SOH/AGL Deduction		48,241
ASSESSED VALUE		227,812
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		177,090
TOTAL JUST VALUE		462,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,424

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005952	CO ISSUED	0	04/18/2022
22003683	MH MOVE-ON	0	03/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/1038	10/14/2020	WD	Q	V	01	115,000
GRANTOR: HESTER MICHAEL CHASE						
GRANTEE: SOBOLESKI JOSEPH LO						
2103/0207	2/23/2017	WD	Q	V	01	70,000
GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: HESTER MICHAEL CHAS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=10,10] E60 S30 W60 N30 $
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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
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	006005	A	PASTURE - GR	0		OR			7.96	AC		1.00	1.00	1.00	370.00	370.00	2,945							
3	006510	A	RANGELAND	0		OR			1.75	AC		1.00	1.00	1.00	255.00	255.00	446							
4	009910	M	MARKET VALUE	0		OR			9.71	AC		1.00	1.00	1.00	19,500.00	19,500.00	189,345							

REVIEW DATE 05/17/2022 BY TWX Total Acres: 10.71 Total Land Value: 48,391 Market: 189,345 Agricultural: 3,391 Common: 45,000 PRINTED 07/30/2025 BY SYS