IN OR 644 PG 1082
EX 2-8

HOPPER CLEVE A & DENISE M
35199 WELCOME LANE
CALLAHAN, FL 32011

2025

23-2N-24-0000-0002-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

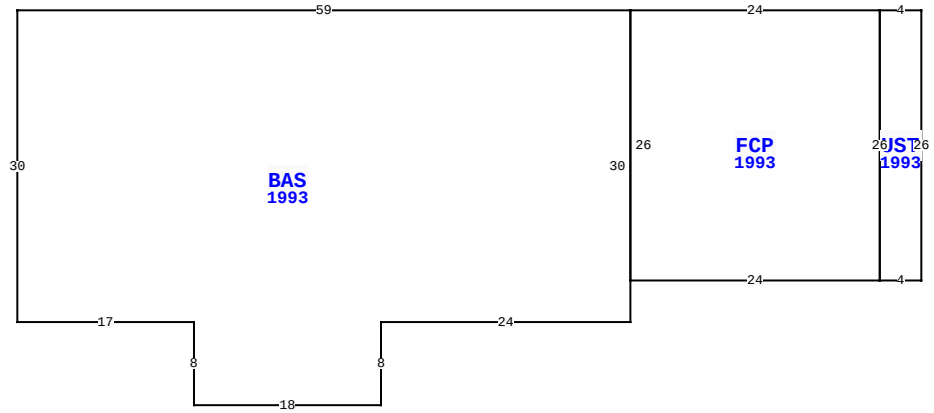
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,914	100	1993	1,914	165,523
FCP	624	25	1993	156	13,491
UST	104	45	1993	47	4,065
TOTALS	2,642			2,117	183,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,117	108.7800	108.78	230,287	1978	1983	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 0 Heated Area: 1914 HX Base Yr 1992



35199 WELCOME LN, 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		183,078
TOTAL MARKET OB/XF VALUE		7,736
TOTAL LAND VALUE - MARKET		194,415
TOTAL MARKET VALUE		385,229
SOH/AGL Deduction		220,254
ASSESSED VALUE		164,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		114,253
TOTAL JUST VALUE		385,229
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		342,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22002375	REPAIR/RRF	15,000	02/11/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0644/1082	12/23/1991	WD	Q	I	01	60,000
GRANTOR: HOPPER GROVER & B J						
GRANTEE: HOPPER CLEVE & D M						
0235/0166	3/01/1977	WD	U	V		14,400
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W4 FCP=[YR=1993] W24 BAS=[YR=1993] W59 S30 E17 S8 E18 N8 E24 N30 $ S26 E24 N26 $ S26 E4 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
2	0200	BARN WD 0-	0	100	24	36	864.00	SF	20.00	20.00	100	1980	1980	3	20	3,456	
3	0681	POLE SHED	0	100	24	40	960.00	SF	15.00	15.00	100	1980	1980	3	20	2,880	

LAND DESCRIPTION

TOTAL OB/XF 7,736

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	0007	OR	0.00	0.00	9.97	AC		1.00	1.00	1.00	19,500.00	19,500.00	194,415							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 9.97 Total Land Value: 194,415 Market: 0 Agricultural: 0 Common: 194,415 PRINTED 07/30/2025 BY SYS