PT OF NW1/4
IN OR 534 PG 159

NELSON CURTIS E & JILL H
35247 WELCOME LANE
CALLAHAN, FL 32011

2025

23-2N-24-0000-0002-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	02	WALL BD/WD 20
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		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

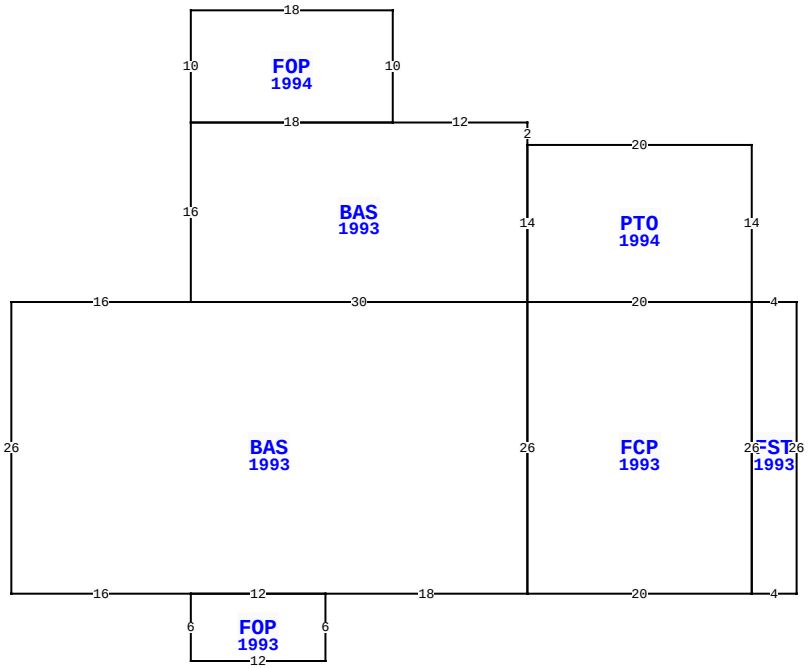
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	480	100	1993	480	42,019
BAS	1,196	100	1993	1,196	104,697
FCP	520	25	1993	130	11,380
FOP	72	30	1993	22	1,926
FOP	180	30	1994	54	4,727
FST	104	55	1993	57	4,989
PTO	280	5	1994	14	1,226
TOTALS	2,832			1,953	170,964

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,953	107.4080	107.41	209,772	1987	1987	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1676 HX Base Yr 1988



35247 WELCOME LN, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		170,964
TOTAL MARKET OB/XF VALUE		1,421
TOTAL LAND VALUE - MARKET		71,050
TOTAL MARKET VALUE		243,435
SOH/AGL Deduction		152,082
ASSESSED VALUE		91,353
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		40,631
TOTAL JUST VALUE		243,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,734

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3698	N/A	2,808	11/06/1986
1950	N/A	2,500	11/06/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0534/0159	12/30/1987	WD	U	V		30,000

GRANTOR: HOPPER GROVER C
GRANTEE: NELSON CURTIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-49,0] W30 W16 S26 E16 E12 E18 N26 $
FCP=[YR=1993;ORIG=-29,0] W20 S26 E20 N26 $
FST=[YR=1993;ORIG=-25,0] W4 S26 E4 N26 $
FOP=[YR=1993;ORIG=-79,26] S6 E12 N6 W12 $
BAS=[YR=1993;ORIG=-79,0] N16 E18 E12 S2 S14 W30 $
FOP=[YR=1994;ORIG=-79,-26] E18 S10 W18 N10 $
PTO=[YR=1994;ORIG=-49,-14] E20 S14 W20 N14 $
.

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	1243	WD DECK F	0	100	14	12	168.00	SF	8.00	8.00	100	1987	1987	3	20	269	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	1989	1989	3	20	1,152	

LAND DESCRIPTION

TOTAL OB/XF 1,421

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	2.03	AC		1.00	1.00	1.00	35,000.00	35,000.00	71,050							

REVIEW DATE 05/16/2024 BY WWA Total Acres: 2.03 Total Land Value: 71,050 Market: 0 Agricultural: 0 Common: 71,050 PRINTED 07/30/2025 BY SYS