PT LOT 1231
IN OR 2772/742
TOWN OF CRAWFORD

EDWARDS ADAM C
34401 WELCH RD
CALLAHAN, FL 32011

2026

15-1N-24-2180-1231-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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	04	Quality Level 04

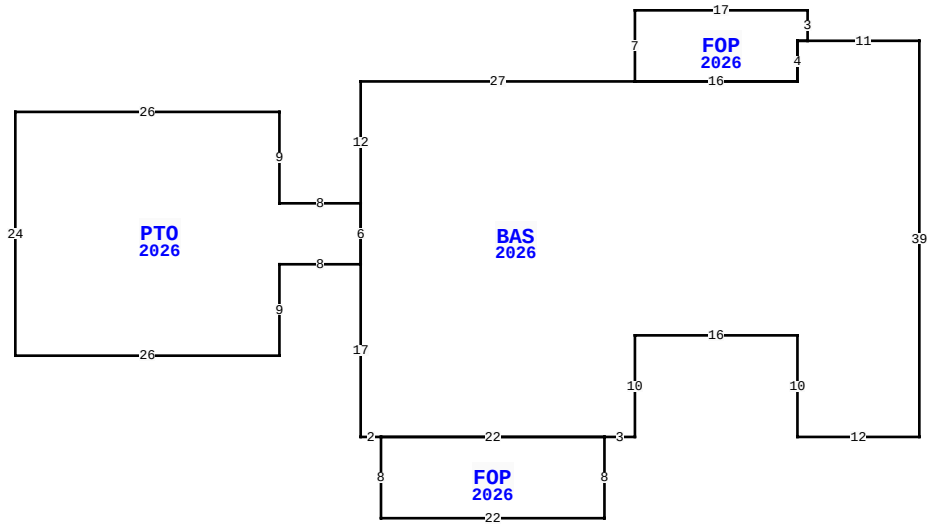
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100	2026	1,813	285,239
FOP	115	30	2026	34	5,349
FOP	176	30	2026	53	8,338
PTO	672	5	2026	34	5,349
TOTALS	2,776			1,934	304,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,934	113.1900	157.33	304,276	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 100% - 2026 Heated Area: 1813 HX Base Yr 2026



34401 WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		304,276
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		40,000
TOTAL MARKET VALUE		344,276
SOH/AGL Deduction		0
ASSESSED VALUE		344,276
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		292,865
TOTAL JUST VALUE		344,276
NCON VALUE		304,276
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO250009494			08/25/2025
B250003388	NEW SFR	315,890	04/02/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2772/742	3/07/2025	QC	U	V	11	100

GRANTOR: EDWARDS DAVID A & SUS

GRANTEE: EDWARDS ADAM C

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=110,0] W11 W1 S4 W16 W27 S12 S6 S17 E2 E22 E3 N10 E16 S10 E12 N39 $
FOP=[YR=2026;ORIG=57,39] E22 S8 W22 N8 $
FOP=[YR=2026;ORIG=82,-3] E17 S3 W1 S4 W16 N7 $
PTO=[YR=2026;ORIG=21,7] E26 S9 E8 S6 W8 S9 W26 N24 $
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EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 11/06/2025 BY WW Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS