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

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

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

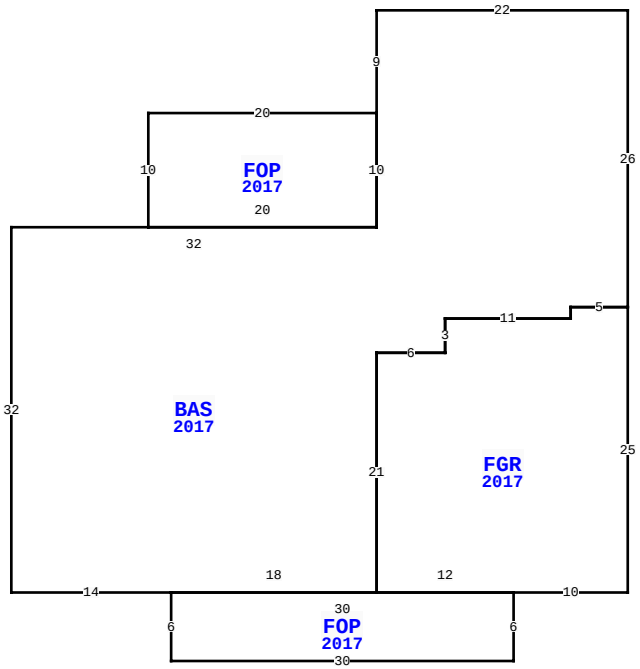
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	5000	IMPROVED AG
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	1,631	100	2017	1,631	263,699
FGR	515	55	2017	283	45,755
FOP	180	30	2017	54	8,731
FOP	200	30	2017	60	9,701
TOTALS	2,526			2,028	327,886

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,028	120.5988	167.63	339,954	2017	2017	0	0	0	3.55	96.45

1 SNGL FAM 100% - 2018 Heated Area: 1631 HX Base Yr 2018



34351 WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 MLU
INC DATE		AG DATE	01/17/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		327,886
TOTAL MARKET OB/XF VALUE		64,952
TOTAL LAND VALUE - MARKET		213,570
TOTAL MARKET VALUE		504,058
SOH/AGL Deduction		233,572
ASSESSED VALUE		270,486
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		219,075
TOTAL JUST VALUE		606,408
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		572,005

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

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2466/1459	5/26/2021	QC	U	I	11	100
GRANTOR: MCELROY COLTON & KAYL						
GRANTEE: MCELROY COLTON & KA						
1997/1292	8/14/2015	WD	Q	V	01	55,000
GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: MCELROY COLTON & KA						

BUILDING NOTES

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$.

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
2	0300	BOAT DCK W	0	100	14	6	84.00	SF	40.00	40.00	100	2017	2017	3	78	2,621	
3	0680	POLE SHED	0	100	30	34	1,020.00	SF	10.00	10.00	100	2019	2019	3	84	8,568	
4	0680	POLE SHED	0	100	24	16	384.00	SF	10.00	10.00	100	2025	2024	03	98	3,763	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2025	2024	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 64,952

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	5.17	AC		1.00	1.00	1.00	21,000.00	21,000.00	108,570							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	530.00	530.00	2,650							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	105,000							

REVIEW DATE 01/03/2025 BY WWA Total Acres: 10.17 Total Land Value: 111,220 Market: 105,000 Agricultural: 2,650 Common: 108,570 PRINTED 07/09/2026 BY SYS