

SOBOLESKI JOSEPH LOUIS
34383 WELCH RD
CALLAHAN, FL 32011

2026



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY													
Exterior Wall	30	VINYL 100	0800	02	1,800	151.8400	136.66	245,988	2022	2022	0	0	0	3.00	97.00	VALUATION BY		STANDARD											
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ 100% - 2024												Heated Area: 1800				HX Base Yr 2024										
Roof Cover	03	COMP SHNGL 100	6030 BAS2023														Tax Group: 6		Tax Dist:										
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE		238,608										
Interior Floor	14	CARPET 70															TOTAL MARKET OB/XF VALUE		0										
Interior Floor	08	SHT VINYL 30															TOTAL LAND VALUE - MARKET		203,490										
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE		260,999										
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction		27,128										
Bedrooms		3 100															ASSESSED VALUE		233,871										
Bathrooms		2 100	TOTAL EXEMPTION VALUE		HX HB		51,411																						
Frame	02	WOOD FRAME 100	BASE TAXABLE VALUE		182,460																								
Stories	1.	1. 100	TOTAL JUST VALUE		442,098																								
Units		0 100	NCON VALUE		0																								
			INCOME VALUE																										
			PREVIOUS YEAR MKT VALUE		462,007																								
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	238,608																								
TOTALS			1,800			1,800	238,608																						
EXTRA FEATURES						34383 WELCH RD, CALLAHAN						BLD DATE				LGL DATE		05/21/2025		MLU									
						XF DATE				INC DATE				LAND DATE		06/18/2024		DC											
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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000												
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	19,000.00	19,000.00	184,490												
REVIEW DATE		01/01/2023		BY CD		Total Acres: 10.71		Total Land Value: 22,391		Market: 184,490		Agricultural: 3,391		Common: 19,000		PRINTED 07/09/2026 BY SYS													