LOTS 1246 & PT OF 1261
IN OR 2298/144 &
PT OF ST'S ABND BY RES 1988-66

GILBERT FRANZ E & ASHLEY
34317 WELCH ROAD
CALLAHAN, FL 32011

2026

15-1N-24-2180-1246-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

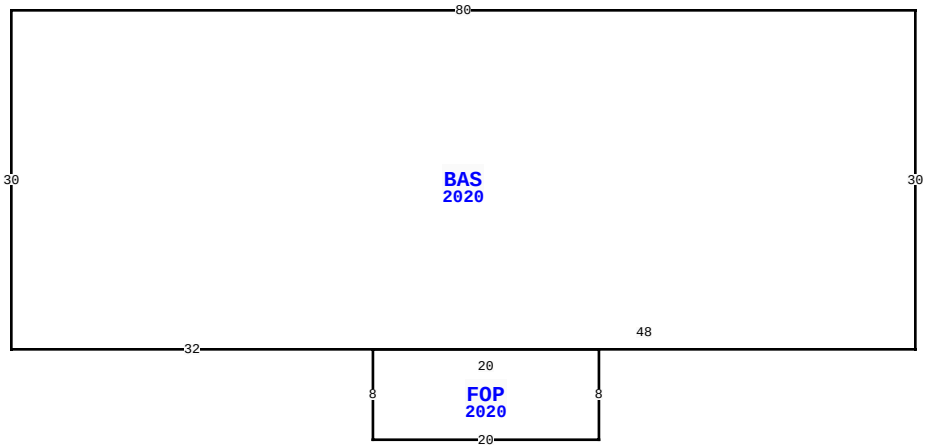
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2020	2,400	271,962
FOP	160	30	2020	48	5,439
TOTALS	2,560			2,448	277,401

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0200	01	2,448	121.7160	115.63	283,062	2020	2020	0	0	0	2.00	98.00

1 SFR MODULR 100% - 2021 Heated Area: 2400 HX Base Yr 2021



34317 WELCH RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/30/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		277,401
TOTAL MARKET OB/XF VALUE		20,713
TOTAL LAND VALUE - MARKET		264,180
TOTAL MARKET VALUE		369,990
SOH/AGL Deduction		134,713
ASSESSED VALUE		235,277
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		183,866
TOTAL JUST VALUE		562,294
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		579,024

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20007630	CO ISSUED	0	08/24/2020
20005322	GARAGE	0	06/19/2020
20004570	MODULAR HM	0	05/28/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2298/0144	8/16/2019	WD	Q	V	01	117,000
GRANTOR: LONG JOSEPH A & TERRA						
GRANTEE: GILBERT FRANZ E & A						
2210/0518	7/13/2018	WD	Q	V	01	55,000
GRANTOR: CRAWFORD RIDGE LLC						
GRANTEE: LONG JOSEPH A & TER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W80 S30 E32 FOP=[YR=2020] S8 E20 N8 W20$ E48 N30$.

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	1242	WD DECK A	0	100	48	12	576.00	SF	10.00	10.00	100	2020	2020	3	82	4,723	
2	0350	CARPORT WD	0	100	50	30	1,500.00	SF	13.00	13.00	100	2020	2020	3	82	15,990	

LAND DESCRIPTION

TOTAL OB/XF 20,713

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	4.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	68,000							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	8.34	AC		1.00	1.00	1.00	200.00	200.00	1,668							
3	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	3.20	AC		1.00	1.00	1.00	690.00	690.00	2,208							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.54	AC		1.00	1.00	1.00	17,000.00	17,000.00	196,180							

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.54 Total Land Value: 71,876 Market: 196,180 Agricultural: 3,876 Common: 68,000 PRINTED 07/09/2026 BY SYS