PT SEC 16-1N-25E
IN OR 2562/157

WELCH JOEL M & SANDRA J
54366 HURST RD
CALLAHAN, FL 32011

**2026**

**16-1N-25-0000-0001-0350**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

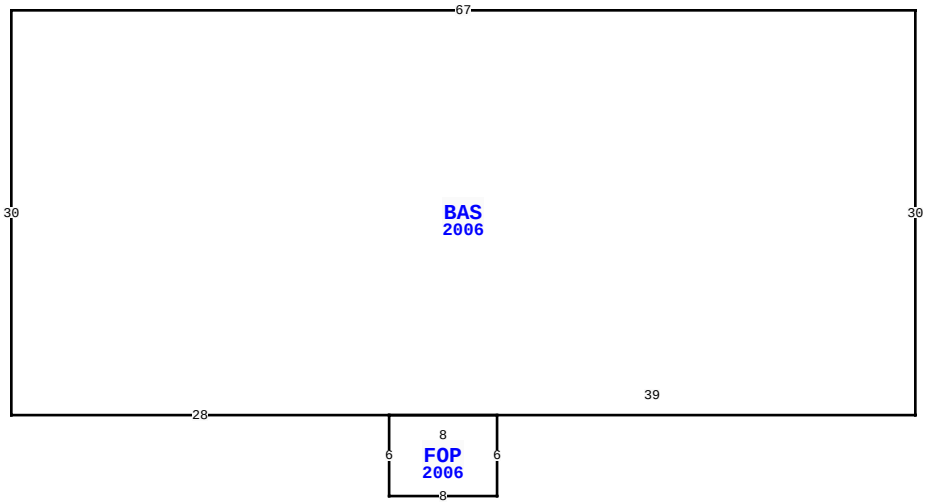
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 08 | SHT VINYL 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,010 | 100 | 2006 | 2,010 | 210,385 |
| FOP | 48 | 30 | 2006 | 14 | 1,465 |
| TOTALS | 2,058 | | | 2,024 | 211,850 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0200 | 01 | 2,024 | 117.2080 | 111.35 | 225,372 | 2006 | 2012 | 0 | 0 | 0 | 6.00 | 94.00 |

1 SFR MODULR 100% - 2023 Heated Area: 2010 HX Base Yr 2023




| | | | |
|---|---|---|---|
| BLD DATE | 11/16/2006 KW | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

54366 HURST RD, CALLAHAN

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 211,850 |
| TOTAL MARKET OB/XF VALUE | | 5,656 |
| TOTAL LAND VALUE - MARKET | | 50,000 |
| TOTAL MARKET VALUE | | 267,506 |
| SOH/AGL Deduction | | 37,244 |
| ASSESSED VALUE | | 230,262 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 178,851 |
| TOTAL JUST VALUE | | 267,506 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 252,747 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R23-10610 | REROOF | 15,000 | 08/01/2023 |
| C17369 | CO ISSUED | 0 | 01/01/2006 |
| B17369 | NEW CONSTR | 0 | 01/01/2006 |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2562/0157 | 4/27/2022 | WD | Q | I | 01 | 298,000 |
| GRANTOR: WARREN WILLIAM | | | | | | |
| GRANTEE: WELCH JOEL M & SAND | | | | | | |
| 2109/1492 | 3/15/2017 | SW | U | I | 12 | 78,000 |
| GRANTOR: BANK OF NEW YORK MELL | | | | | | |
| GRANTEE: WARREN WILLIAM | | | | | | |

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=2006] W67 S30 E28 FOP=[YR=2006] S6 E8 N6 W8 $ E39 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2006 | 2006 | 3 | 88 | 3,080 | |
| 2 | 0510 | GARAGE WD- | 0 | 100 | 24 | 12 | 288.00 | SF | 24.85 | 24.85 | 100 | 2006 | 2006 | 3 | 36 | 2,576 | |

### LAND DESCRIPTION

TOTAL OB/XF 5,656

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 50,000.00 | 50,000.00 | 50,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS