

PT OF NW1/4
IN OR 1225/707

GRINER KARL C & ANGELA D
35176 WELCOME LANE
CALLAHAN, FL 32011

2026

23-2N-24-0000-0002-0100



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	PAGE 1 of 2 6																
Exterior Wall	10	ABOVE AVG 50	0900	01	4,061	83.1600	115.59	469,411	1978	1978	0	0	0	25.30	74.70	VALUATION BY STANDARD															
Exterior Wall	20	FACE BRICK 50	1 SNGL FAM 100% - 2005 Heated Area: 3952 HX Base Yr 2005													Tax Group: 6 Tax Dist:															
Roof Structure	03	GABLE/HIP 100														BUILDING MARKET VALUE 442,882															
Roof Cover	03	COMP SHNGL 100														TOTAL MARKET OB/XF VALUE 5,214															
Interior Wall	05	DRYWALL 100														TOTAL LAND VALUE - MARKET 131,670															
Interior Floor	14	CARPET 100														TOTAL MARKET VALUE 579,766															
Air Condition	03	CENTRAL 100														SOH/AGL Deduction 309,867															
Heating Type	04	AIR DUCTED 100														ASSESSED VALUE 269,899															
Bedrooms		5 100														TOTAL EXEMPTION VALUE HX HB 51,411															
Bathrooms		3 100														BASE TAXABLE VALUE 218,488															
Frame	02	WOOD FRAME 100														TOTAL JUST VALUE 579,766															
Stories	1.	1. 100														NCON VALUE 0															
Units		0 100	INCOME VALUE																												
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 575,003																												
Quality 01 Quality Level 01																PERMIT NUM DESCRIPTION AMT ISSUED															
DOR CODE 0100 SINGLE FAMILY																B25013 ADDITION 126,742 08/01/2011															
MAP NUM MKT AREA 08																															
NEIGHBORHOOD/LOC 8001.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE														SALES DATA												
BAS	2,172	100	1993	2,172	187,543														OFF RECORD Number DATE TYPE INST Q / V / I RSN CD SALE PRICE												
BAS	528	100	2011	528	45,591														1225/0707 4/26/2004 WD Q I 225,000												
BAS	1,252	100	2011	1,252	108,105														GRANTOR: QUINN CHARLES B & JEN												
FOP	140	30	1993	42	3,627														GRANTEE: GRINER KARL C & ANG												
FOP	224	30	2011	67	5,786														0840/0856 7/09/1998 WD Q I 100,000												
TOTALS 4,316 4,061 350,650																GRANTOR: COLEMAN DONALD & AUDR															
EXTRA FEATURES			35176 WELCOME LN, CALLAHAN													GRANTEE: QUINN CHARLES & JEN															
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	BUILDING NOTES															
3	0500	FP-PRE FAB	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470		BUILDING DIMENSIONS															
7	0680	POLE SHED	0 100	40 18	720.00	SF	10.00	10.00	100	2011	2010	03	52	3,744		BAS=[YR=2011] W27 FOP=[YR=2011] W28 S8 E28 N8\$ S8 W28 N8 W27 S18 BAS=[YR=1993] S18 BAS=[YR=2011] S22 E24 FOP=[YR=1993] E14 N10 W14 S10\$ N22 W24\$ E24 S12 E58 N30 W82\$ E82 N18\$.															
LAND DESCRIPTION			TOTAL OB/XF 5,214																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0007	OR	0.00	0.00	6.27	AC		1.00	1.00	1.00	21,000.00	21,000.00	131,670														
REVIEW DATE 01/01/2023 BY CD Total Acres: 6.27 Total Land Value: 131,670 Market: 0 Agricultural: 0 Common: 131,670 PRINTED 07/09/2026 BY SYS																															

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