

PT OF LOTS 29 THRU 32
EAST OF ACL R/W
IN OR 980/504

WILES VICTORIA L & RONALD E
36001 WEDGEWOOD WAY
CALLAHAN, FL 32011

2023

26-3N-24-2300-0029-0010



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 1										
Exterior Wall	20	FACE BRICK 100	0900	01	2,343	100.4598	119.30	279,520	2001	2001	0	0	15.75	84.25	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2002													Heated Area: 1984 HX Base Yr 2002									
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:									
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 235,496									
Interior Floo	14	CARPET 70														TOTAL MARKET OB/XF VALUE 7,223									
Interior Floo	11	CLAY TILE 30														TOTAL LAND VALUE - MARKET 269,120									
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 279,722									
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 138,899									
Bedrooms	3	100														ASSESSED VALUE 140,823									
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB 50,000									
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 90,823									
Stories	1.	1. 100														TOTAL JUST VALUE 511,839									
Units	0	100	NCON VALUE 0																						
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 251,213																						
Quality			01	Quality Level 01																					
DOR CODE			5000 IMPROVED AG																						
MAP NUM			MKT AREA														09								
NEIGHBORHOOD/LOC			9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,984	100	1,984	199,412																					
FGR	462	55	254	25,529																					
FOP	14	30	4	402																					
FSP	252	40	101	10,151																					
TOTALS			2,712	2,343	235,496																				
EXTRA FEATURES			36001 WEDGEWOOD WAY, CALLAHAN																						
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									
1	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	2001	2001	3	82	1,706										
2	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	2002	2002	3	32	4,480										
3	0810	CONCRETE A	0 100	14	12	168.00	SF	6.50	6.50	100	2014	2014	3	95	1,037										
LAND DESCRIPTION																									
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	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000								
2	005600	A	TIMBER 3 SI	0			0.00	0.00	17.08	AC		1.00	1.00	1.00	410.00	410.00	7,003								
3	009910	M	MKT. VAL. AG	0			0.00	0.00	17.08	AC		1.00	1.00	1.00	14,000.00	14,000.00	239,120								
REVIEW DATE 06/02/2020 BY TWA Total Acres: 18.08 Total Land Value: 37,003 Market: 239,120 Agricultural: 7,003 Common: 30,000 PRINTED 08/02/2023 BY SYS																									