

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	30	VINYL 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floo	14	CARPET 80	
Interior Floo	08	SHT VINYL 20	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms		4 100	
Bathrooms		3 100	
Frame	02	WOOD FRAME 100	
Stories	1.	1. 100	
Units		0 100	
Quality	02	Quality Level 02	
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,356	100	2,356
			SUBAREA MARKET VALUE
			56,828
TOTALS	2,356		2,356
			56,828

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0800	02	2,356	82.0400	57.43	135,305	1997	1997	0	0	58.00	42.00		
1 M/H 94+ - 0% - 2023 Heated Area: 2356 HX Base Yr													
36748 WEDGEWOOD WAY, CALLAHAN													
				BLD DATE					LGL DATE	06/16/2023 MLU			
				XF DATE					LAND DATE				
				INC DATE					AG DATE				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			56,828
TOTAL MARKET OB/XF VALUE			9,572
TOTAL LAND VALUE - MARKET			77,500
TOTAL MARKET VALUE			143,900
SOH/AGL Deduction			0
ASSESSED VALUE			143,900
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			143,900
TOTAL JUST VALUE			143,900
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			117,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2577/0789	7/12/2022	WD	Q	I	01	140,000
GRANTOR: MANN DAVIDSON ROBERT						
GRANTEE: LEE GARY RUSSELL						
2566/0231	5/26/2022	QC	U	I	11	100
GRANTOR: MANN ROBERT DAVID						
GRANTEE: MANN DAVIDSON ROBER						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1997] W76 S31 E76 N31\$.	

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	0510	GARAGE WD-	0	0	36	36			35.00	100	1988	1988	3	20	9,072	
2	1242	WD DECK A	0	0	0	0			10.00	100	1997	1997	3	20	500	
TOTAL OB/XF 9,572																

LAND DESCRIPTION										TOTAL OB/XF														
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	000102	C	SFR/MH	0	0005		0.00	0.00	3.10	AC		1.00	1.00	1.00	25,000.00	25,000.00	77,500							