

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	15	CONC BLOCK	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	04	PLYWOOD	60
Interior Wall	05	DRYWALL	40
Interior Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
Air Condition	01	NONE	100
Heating Type	02	CONVECTION	100
Bedrooms		2	100
Bathrooms		1	100
Frame	03	MASONRY	100
Stories	1.	1.	100
Units		0	100
BUD8 Adjustme	04	DIST 01	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	748	100	748
FSP	154	40	62
FSP	328	40	131
TOTALS	1,230		941
			63,182

MARKET ADJUSTMENTS																																	
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND																						
1												1 SINGLE FAM - 100% - 2023																					
										Heated Area: 748		HX Base Yr 2023																					
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			63,182
TOTAL MARKET OB/XF VALUE			0
TOTAL LAND VALUE - MARKET			150,150
TOTAL MARKET VALUE			213,332
SOH/AGL Deduction			0
ASSESSED VALUE			213,332
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			163,332
TOTAL JUST VALUE			213,332
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			137,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005127	REPAIR/RRF	2,500	04/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/0665	11/30/2021	WD	Q	I	01	138,300
GRANTOR: MILEY BRENDA DARLENE						
GRANTEE: PUPAZA FLORIAN & OL						
1273/1386	11/15/2004	QC	U	I	01	100
GRANTOR: LEE MARSHETTA						
GRANTEE: MILEY RAY & EUDENA						

EXTRA FEATURES																												
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												
36578 WEDGEWOOD WAY, CALLAHAN																												
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BUILDING NOTES

BUILDING DIMENSIONS
FSP=[YR=1993] W7 BAS=[YR=1993] W34 S22 FSP=[YR=2019] S8 E41 N8 W41\$ E34 N22 \$ S22 E7 N22\$ .

LAND DESCRIPTION																								
TOTAL OB/XF 0																								
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	7.85	AC		1.00	1.00	1.00	19,000.00	19,000.00	149,150							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							