PT OF LOT 53
IN OR 1270/425
ESMT IN OR 608/581

BOWEN JOHN F SR & MARCIA GAIL
36284 WEDGEWOOD WAY
CALLAHAN, FL 32011

2023

27-3N-24-2020-0053-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

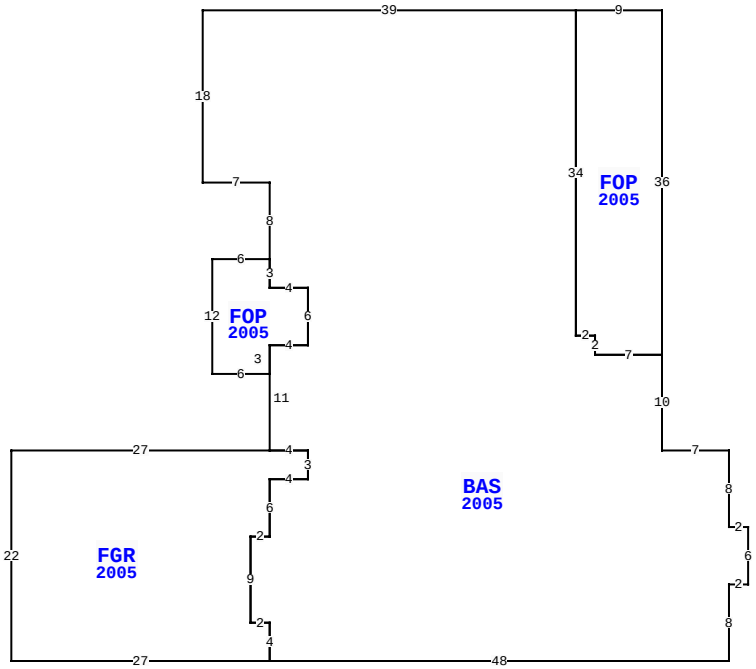
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	SUBAREA MARKET VALUE
BAS	2,742	100	2,742	280,174
FGR	588	55	323	33,004
FOP	96	30	29	2,963
FOP	320	30	96	9,810
TOTALS	3,746		3,190	325,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,190	98.6148	117.11	373,581	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2006 Heated Area: 2742 HX Base Yr 2006



36284 WEDGEWOOD WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		345,419
TOTAL MARKET OB/XF VALUE		32,660
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		478,079
SOH/AGL Deduction		234,555
ASSESSED VALUE		243,524
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		193,524
TOTAL JUST VALUE		478,079
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B18286	SCRN RM	7,500	10/31/2006
B0618197	SWIM POOL	30,922	07/01/2006
B0618006	GARAGE	42,405	06/01/2006
B0514400	B001	0	01/20/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1270/0425	11/01/2004	WD	Q	V		32,000
GRANTOR: LEE TOLLIE D & RAMONA						
GRANTEE: BOWEN JOHN F SR & M						
1237/0403	6/11/2004	WD	U	V	01	100
GRANTOR: LEE JONATHAN BURKE &						
GRANTEE: LEE TOLLIE D & RAMO						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W9 BAS=[YR=2005] W39 S18 E7 S8 FOP=[YR=2005] W6 S12 E6 N3 E4 N6 W4 N3 $ S3 E4 S6 W4 S11 FGR=[YR=2005] W27 S22 E27 N4 W2 N9 E2 N6 E4 N3 W4 $ E4 S3 W4 S6 W2 S9 E2 S4 E48 N8 E2 N6 W2 N8 W7 N10 W7 N2 W2 N34 $ S34 E2 S2 E7 N36 $.

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	0811	CONCRETE B	0	100	0	0	772.00	SF	5.20	5.20	100	2005	2005	3	87	3,493	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2005	2005	3	90	1,800	
3	0861	POOL GUNIT	0	100	0	0	405.00	SF	85.00	85.00	100	2006	2006	3	48	16,524	
4	0911	SCRN RM A	0	100	0	0	972.00	SF	17.50	17.50	100	2006	2006	3	31	5,273	
5	0845	KOOL DECK	0	100	0	0	873.00	SF	7.25	7.25	100	2006	2006	3	88	5,570	

LAND DESCRIPTION

TOTAL OB/XF 32,660

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 08/17/2020 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

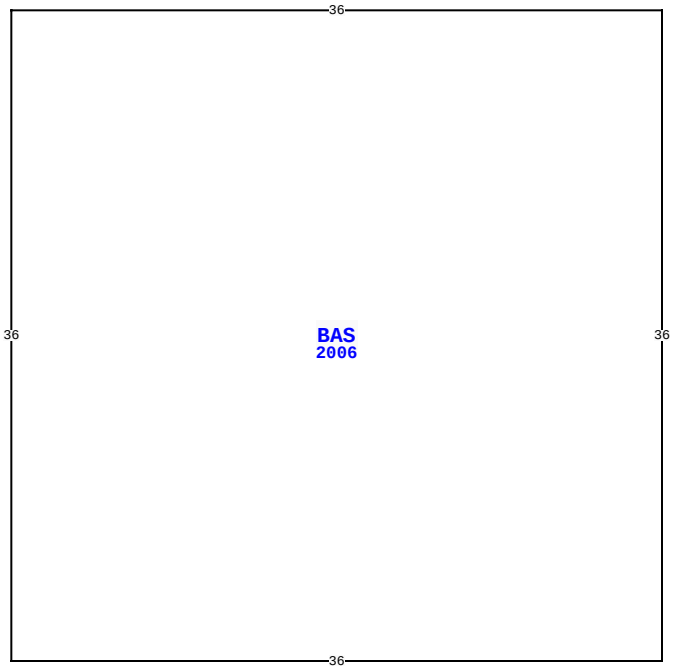
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	19,470
TOTALS	1,296		1,296	19,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,296	55.0160	19.26	24,961	2006	2006	0	0	0	22.00	78.00

2 GARAGE RES – 100% - 2006 Heated Area: 1296 HX Base Yr 2006



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GRANTOR: LEE JONATHAN BURKE &						
GRANTEE: LEE TOLLIE D & RAMO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W36 S36 E36 N36$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/17/2020 BY TWA Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS