PT LOTS 54,55,56
SEC 27-3N-24E IN OR 2630/708
CORNWALL SURVEY PB O/31

LEE AMY B
36082 TEE REE LN
CALLAHAN, FL 32011

2023

27-3N-24-2020-0055-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

36368 WEDGEWOOD WAY, CALLAHAN

BLD DATE	02/12/2008	JH
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	23,693
TOTAL LAND VALUE - MARKET	78,900
TOTAL MARKET VALUE	102,593
SOH/AGL Deduction	4,249
ASSESSED VALUE	98,344
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,344
TOTAL JUST VALUE	102,593
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	90,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23003864	NEW CONSTR	286,416	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2630/0708	4/03/2023	WD	U	V	11	100
GRANTOR: LEE RAMONA G & TOLLIE						
GRANTEE: LEE AMY B						
2612/1496	1/10/2023	WD	U	V	11	100
GRANTOR: LEE AMY B						
GRANTEE: LEE RAMONA G & TOLL						

BUILDING NOTES

BUILDING DIMENSIONS

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	0511	GARAGE CB-	0	0	30	24	720.00	SF	40.00	40.00	100	1997	1997	3	75	21,600	
3	0811	CONCRETE B	0	0	0	0	813.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,093	

LAND DESCRIPTION

TOTAL OB/XF 23,693

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	000700	C	MISC RES	0	0005	OR	0.00	0.00	5.26	AC		1.00	1.00	1.00	15,000.00	15,000.00	78,900							

REVIEW DATE 04/11/2023 BY WWA Total Acres: 5.26 Total Land Value: 78,900 Market: 0 Agricultural: 0 Common: 78,900 PRINTED 08/02/2023 BY SYS