

CURTRIGHT ANN M & JOSEPH S SR
36496 WEDGEWOOD WAY
CALLAHAN, FL 32011

27-3N-24-2020-0056-0010

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

31 HARDIE BRD 80
20 FACE BRICK 20
08 IRREGULAR 100
03 COMP SHNGL 100
05 DRYWALL 100
13 LVT/LAMNT 70
11 CLAY TILE 30
03 CENTRAL 100
04 AIR DUCTED 100
4 100
2 100
02 WOOD FRAME 100
0 0 100
0 100
00 NONE 100

02 Quality Level 02
0100 SINGLE FAMILY
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,960	100	1,960	251,639
FGR	529	55	291	37,361
FOP	124	30	37	4,750
FPT	296	30	89	11,427
PTO	190	5	10	1,284

TOTALS3,0992,387306,460

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900012,387108.2753128.58306,92020212021000.1599.85

1 SNGL FAM - 100% - 2022Heated Area: 1960HX Base Yr 2022

The diagram illustrates the building's footprint and its relationship to the lot. The lot is a large rectangle with dimensions 31 by 56. The building footprint is a complex shape within the lot, divided into several areas labeled with blue text: PTO (Partial Tract Occupancy) at the top left, FOP (Front Yard Overlay) at the top right, BAS (Backyard Accessway) in the center, and FGR (Front Yard Greenery) at the bottom left. Dimensions are provided for various segments of the lot and building footprint.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE334,512

TOTAL MARKET OB/XF VALUE3,474

TOTAL LAND VALUE - MARKET133,000

TOTAL MARKET VALUE470,986

SOH/AGL Deduction116,245

ASSESSED VALUE354,741

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE304,741

TOTAL JUST VALUE470,986

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE416,439

PERMIT NUMDESCRIPTIONAMTISSUED

2300062341320 SQ FT SCREEN25,26605/12/2023

230004331NEW PORCH13,92704/03/2023

23001263SWIM POOL75,00001/30/2023

21002159CO ISSUED002/24/2021

2100088830X50 STFGR W/CRT73,18501/26/2021

20008467NEW CONSTR266,10109/15/2020

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2284/01076/20/2019WDQV0168,000

GRANTOR:CRIBB LARRY C & VICKI

GRANTEE:CURTRIGHT ANN M & J

2284/01056/20/2019WDUV3734,200

GRANTOR:MILEY BRENDA D

GRANTEE:CRIBB LARRY C & VIC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W2 N12 W15 FOP=[YR=2021] W26 PT0=[YR=2021] W19 S10 E19 N10\$ S10 E1 S4 E9 N4 E16 N10\$ S10 W16 S4 W9 N4 W20 S31 FGR=[YR=2021] S23 E23 N17 FOP=[YR=2021] E10 S2 E8 N8 W18 S6\$ N6 W23\$ E56 N12 E6 N17 \$.

EXTRA FEATURES

36496 WEDGEWOOD WAY, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/16/2023MLU

LAND DESCRIPTION

TOTAL OB/XF3,474

L NUSE CODECLSBLD CAPLRWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10811CONCRETE B010000668.00SF5.205.201002021202131003,474

LAND DESCRIPTION

TOTAL OB/XF3,474

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES100OR0.000.007.00AC1.001.001.0019,000.0019,000.00133,000

REVIEW DATE07/22/2021BY TWXTotal Acres: 7.00Total Land Value: 133,000Market: 0Agricultural: 0Common: 133,000PRINTED 08/02/2023 BY SYS

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