

BEAMISH CORY W & TANDY ANN
33202 WIREGRASS WAY
CALLAHAN, FL 32011

16-1N-24-2090-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 31										0500 01 3,051 98.0352 147.05 448,650 2018 2018 0 0 2.00 98.00										Tax Group: 6 Tax Dist:									
Roof Structure 08										1 SFR CUST - 100% - 2019 Heated Area: 2899 HX Base Yr 2019										BUILDING MARKET VALUE 462,204									
Roof Cover 03																				TOTAL MARKET OB/XF VALUE 40,771									
Interior Wall 05																				TOTAL LAND VALUE - MARKET 161,200									
Interior Floor 11																				TOTAL MARKET VALUE 664,175									
Interior Floor 14																				SOH/AGL Deduction 311,777									
Air Condition 03																				ASSESSED VALUE 352,398									
Heating Type 04																				TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms										3 100										BASE TAXABLE VALUE 302,398									
Bathrooms										2.5 100										TOTAL JUST VALUE 664,175									
Frame										02 WOOD FRAME 100										NCON VALUE 0									
Stories										0 0 100										INCOME VALUE									
Units										0 0 100										PREVIOUS YEAR MKT VALUE 617,068									
Occupancy										00 NONE 100																			
Quality 01										Quality Level 01																			
DOR CODE 0100										SINGLE FAMILY																			
MAP NUM										MKT AREA 09																			
NEIGHBORHOOD/LOC										9013.00																			
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
TOTAL ADJ AREA										SUBAREA MARKET VALUE																			
BAS										2,899 100 2,899 417,772																			
FOP										49 30 15 2,162																			
FOP										50 30 15 2,162																			
FOP										408 30 122 17,581																			
TOTALS										3,406 3,051 439,677																			
EXTRA FEATURES										33202 WIREGRASS WAY, CALLAHAN																			
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										BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/28/2024 MLU																			
1 0500 FP-PRE FAB 0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2018 2018 3 98 3,430																													
2 0600 SUMMER KIT 0 100 0 0 1.00 UT 5,000.00 5,000.00 100 2018 2018 3 82 4,100																													
3 0462 ST/AL FNC 0 100 144 4 576.00 SF 10.00 10.00 100 2019 2019 3 90 5,184																													
4 0463 FENCE GATE 0 100 0 0 2.00 UT 300.00 300.00 100 2019 2019 3 95 570																													
5 0861 POOL GUNIT 0 100 24 11 264.00 SF 85.00 85.00 100 2019 2019 3 90 20,196																													
6 0855 CONC PAVER 0 100 0 0 744.00 SF 10.00 10.00 100 2019 2019 3 98 7,291																													
LAND DESCRIPTION										TOTAL OB/XF 40,771																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 PUD 0.00 0.00 8.10 AC 1.00 1.00 1.00 18,000.00 18,000.00 145,800																													
2 009605 C WETLANDS 100 PUD 0.00 0.00 7.70 AC 1.00 1.00 1.00 2,000.00 2,000.00 15,400																													
REVIEW DATE 12/19/2019 BY TW										Total Acres: 15.80 Total Land Value: 161,200 Market: 0 Agricultural: 0 Common: 161,200										PRINTED 08/06/2024 BY SYS									

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