

IN OR 1509/1777
EX FPL R/W OR 281/530
EX ESMT OR 593/63

WRIGHT GERALD A/WRIGHT CURTIS M ET AL
45175 WORDLAW CIRCLE
CALLAHAN, FL 32011

2024

19-2N-25-0000-0033-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 60
Interior Wall	04	PLYWOOD 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	89,739
FCP	351	25	88	6,715
FOP	45	30	14	1,069
UST	45	45	20	1,526

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
1	0810	CONCRETE A	0	34	0	0		360.00	SF	6.50				761	

LAND DESCRIPTION			TOTAL OB/XF 761													
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
1	000115	C	SFR ACRES	34		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	18,000.00	18,000.00

REVIEW DATE 05/05/2020 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,298	105.0000	99.75	129,476	1971	1976	0	0	23.50	76.50
1 SINGLE FAM - 34% - 2011 Heated Area: 1176 HX Base Yr 2011											
UST 1993 FCP 1993 BAS 1993 FOP 1993											
45175 WARDLAW CIR, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		106,194	
TOTAL MARKET OB/XF VALUE		761	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		160,955	
SOH/AGL Deduction		57,235	
ASSESSED VALUE		103,720	
TOTAL EXEMPTION VALUE		25,000	
BASE TAXABLE VALUE		78,720	
TOTAL JUST VALUE		160,955	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		156,161	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M004326	H/AC	0	03/01/2000
3446	H/AC	1,400	06/28/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1509/1777	7/03/2007	QC	U	I	01	100	
GRANTOR: WRIGHT CURTIS M & SID							
GRANTEE: WRIGHT CURTIS M & G							
0831/0265	4/13/1998	AD	U	I	25	14,150	
GRANTOR: WRIGHT CURTIS M ETAL							
GRANTEE: WRIGHT CURTIS M ETA							

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1993] W37 FCP=[YR=1993] W3 UST=[YR=1993] W9 S5 E9 N5\$ S5 W9 S28 E12 FOP=[YR=1993] E9 N5 W9S5\$ N33\$ S28 E9 S5 E28 N33\$.															

Total Acres: 3.00 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 08/06/2024 BY SYS

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