

PT OF LOTS 29 THRU 32
EAST OF ACL R/W
IN OR 980/504

WILES VICTORIA L & RONALD E
36001 WEDGEWOOD WAY
CALLAHAN, FL 32011

2024

26-3N-24-2300-0029-0010



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	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

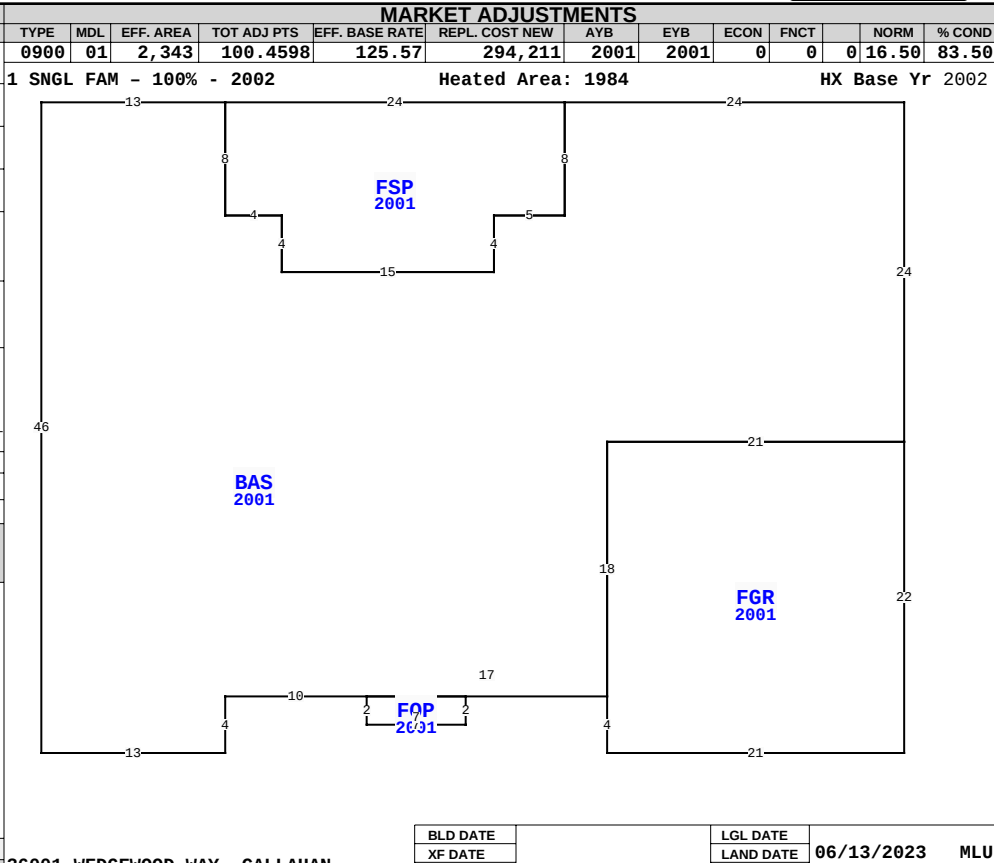
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	1,984	208,024
FGR	462	55	254	26,632
FOP	14	30	4	419
FSP	252	40	101	10,590

TOTALS	2,712		2,343	245,666
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	20	16	320.00	SF	6.50	6.50	100	2001
2	0510	GARAGE WD-	0 100	20	20	400.00	SF	35.00	35.00	100	2002
3	0810	CONCRETE A	0 100	14	12	168.00	SF	6.50	6.50	100	2014

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	17.08	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	17.08	AC	



36001 WEDGEWOOD WAY, CALLAHAN	BLD DATE		LGL DATE	06/13/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		245,666	
TOTAL MARKET OB/XF VALUE		6,901	
TOTAL LAND VALUE - MARKET		269,120	
TOTAL MARKET VALUE		289,655	
SOH/AGL Deduction		144,732	
ASSESSED VALUE		144,923	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		94,923	
TOTAL JUST VALUE		521,687	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		511,839	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029957	GARAGE	13,200	07/01/2002
B017903	TEMP POLE	0	04/01/2001
P014619	NEW CONSTR	0	04/01/2001
B0108124	NEW CONSTR	94,800	03/01/2001

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0980/0509	4/09/2001	QC	U	I	07
GRANTOR: FRAME CHARLES					
GRANTEE: FRAME EDNA					
0980/0504	4/09/2001	WD	U	I	07
GRANTOR: FRAME EDNA S					
GRANTEE: WILES RONALD & VICT					

BUILDING NOTES											
BUILDING DIMENSIONS											
BAS=[YR=2001] W24 FSP=[YR=2001] W24 S8 E4 S4 E15 N4 E5 N8 \$ S8 W5 S4 W15 N4 W4 N8 W13 S46 E13 N4 E10 FOP=[YR=2001] S2 E7 N2 W7 \$ E17 FGR=[YR=2001] S4 E21 N22 W21 S18 \$ N18 E21 N24 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC	
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	17.08	AC	
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	17.08	AC	