PARCEL 1-2 &
S-2 OF LOT 37 CORNWALL SURVEY
IN OR 2565/1276

RILEY JAMES S & BRANDY
36804 WEDGEWOOD WAY
CALLAHAN, FL 32011

2024

27-3N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

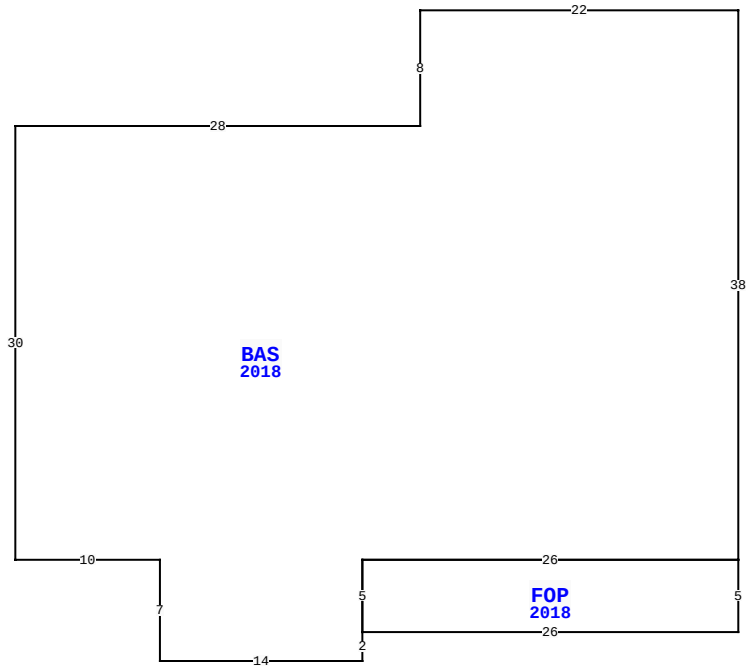
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100	1,774	251,007
FOP	130	30	39	5,518
TOTALS	1,904		1,813	256,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,813	115.5000	144.38	261,761	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2023 Heated Area: 1774 HX Base Yr 2023



36804 WEDGEWOOD WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		256,526
TOTAL MARKET OB/XF VALUE		7,092
TOTAL LAND VALUE - MARKET		87,000
TOTAL MARKET VALUE		350,618
SOH/AGL Deduction		39,931
ASSESSED VALUE		310,687
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		260,687
TOTAL JUST VALUE		350,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		339,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007770	CO ISSUED	0	07/31/2018
17008185	NEW CONSTR	211,311	12/19/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2565/1276	5/20/2022	WD	Q	I	01	400,000
GRANTOR: MCKENDREE JAMES B II						
GRANTEE: RILEY JAMES S & BRA						
2079/0443	10/14/2016	WD	Q	V	01	20,000
GRANTOR: PRICE LARRY K & ALICE						
GRANTEE: MCKENDREE JAMES B I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W22 S8 W28 S30 E10 S7 E14 N2 FOP=[YR=2018] E26 N5 W26 S5$ N5 E26 N38$.

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	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	0811	CONCRETE B	0	100	0	0	726.00	SF	5.20	5.20	100	2018	2018	3	97	3,662	

LAND DESCRIPTION

TOTAL OB/XF 7,092

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	30,000.00	30,000.00	87,000							

REVIEW DATE 02/29/2024 BY WWA Total Acres: 2.90 Total Land Value: 87,000 Market: 0 Agricultural: 0 Common: 87,000 PRINTED 08/06/2024 BY SYS