

PT OF NW1/4 OF NE1/4
IN OR 2625/212
EX R/W OR 403/9

WILSON AUSTIN/WAHMHOF AMBER
36976 WEDGEWOOD WAY
CALLAHAN, FL 32011

2024

27-3N-24-0000-0001-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4 100	
Bathrooms	2 100	
Frame	02	WOOD FRAME 100
Stories	0 0 100	
Units	0 100	

Quality	02	Quality Level 02
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	125,829
FOP	120	30	36	1,987
UOP	192	25	48	2,649
TOTALS	2,592		2,364	130,464

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0201	BARN WD 10	0	0	53	39			17.00	100	1970
2	0500	FP-PRE FAB	0	0	0	0			1.00	100	2005
3	1242	WD DECK A	0	0	24	8			5.00	100	2019
4	0300	BOAT DCK W	0	0	40	6			20.00	100	2020

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	5.96	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,364	81.7600	61.32	144,960	2017	2017	0	0	10.00	90.00
1 M/H 94+ - 0% - 2024											
Heated Area: 2280 HX Base Yr											
BAS 2017											
FOP 2020											

36976 WEDGEWOOD WAY, CALLAHAN											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
06/16/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			130,464
TOTAL MARKET OB/XF VALUE			15,433
TOTAL LAND VALUE - MARKET			113,240
TOTAL MARKET VALUE			259,137
SOH/AGL Deduction			0
ASSESSED VALUE			259,137
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			259,137
TOTAL JUST VALUE			259,137
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			326,577

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009246	CO ISSUED	0	10/19/2017
17005041	MH MOVE-ON	0	08/14/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2625/0212	2/24/2023	WD	Q	I	01	320,000	
GRANTOR: SMITH STEVEN & MELISS							
GRANTEE: WILSON AUSTIN & AMB							
2509/0204	10/13/2021	WD	Q	I	01	305,000	
GRANTOR: LYON JUSTIN BLAINE &							
GRANTEE: SMITH STEVEN & MELI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2017] W10 UOP=[YR=2019] N8 W24 S8 E24\$ W66 S30 E48											
FOP=[YR=2020] S6 E20 N6 W20\$ E28 N30\$.											