PT OF LOT 37
IN OR 2687/332
ESMT PT OR 1861/825

GROOVER CHARLES G & SHERRI D
36748 WEDGEWOOD WAY
CALLAHAN, FL 32011

2024

27-3N-24-2020-0037-0010

NASSAU COUNTY PROPERTY

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 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

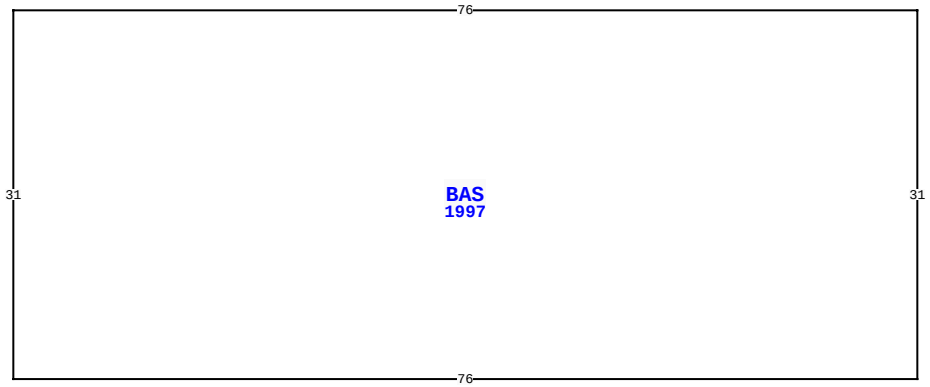
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,356	100	2,356	82,837
TOTALS	2,356		2,356	82,837

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,356	117.2000	87.90	207,092	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2024 Heated Area: 2356 HX Base Yr 2024



36748 WEDGEWOOD WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,837
TOTAL MARKET OB/XF VALUE		9,072
TOTAL LAND VALUE - MARKET		77,500
TOTAL MARKET VALUE		169,409
SOH/AGL Deduction		65,033
ASSESSED VALUE		104,376
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		54,376
TOTAL JUST VALUE		169,409
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		143,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2687/332	12/28/2023	WD	Q	I	01	220,000
GRANTOR: LEE GARY RUSSELL						
GRANTEE: GROOVER CHARLES G &						
2577/0789	7/12/2022	WD	Q	I	01	140,000
GRANTOR: MANN DAVIDSON ROBERT						
GRANTEE: LEE GARY RUSSELL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W76 S31 E76 N31$.

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	0510	GARAGE WD-	0	100	36	36	1,296.00	SF	35.00	35.00	100	1988	1988	3	20	9,072	

LAND DESCRIPTION

TOTAL OB/XF 9,072

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	3.10	AC		1.00	1.00	1.00	25,000.00	25,000.00	77,500							

REVIEW DATE 03/14/2024 BY WWA Total Acres: 3.10 Total Land Value: 77,500 Market: 0 Agricultural: 0 Common: 77,500 PRINTED 08/06/2024 BY SYS