PT OF LOTS 39 & 58 E OF ACL RR
IN OR 2529/665
(EX PT OR 403/13)

PUPAZA FLORIAN & OLIMPIA
36578 WEDGEWOOD WAY
CALLAHAN, FL 32011

2024

27-3N-24-2020-0039-0000

BUILDING CHARACTERISTICS

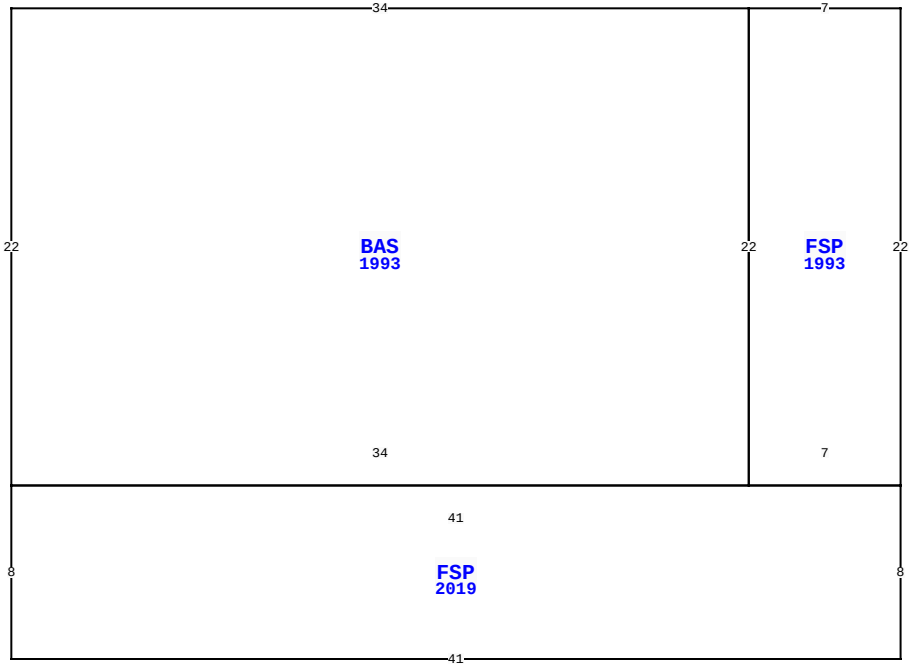
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 60
Interior Wall	05	DRYWALL 40
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	748	100	748	52,538
FSP	154	40	62	4,355
FSP	328	40	131	9,201
TOTALS	1,230		941	66,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	941	93.0000	88.35	83,137	1977	1982	0	0	0	20.50	79.50

1 SINGLE FAM – 100% - 2023 Heated Area: 748 HX Base Yr 2023



36578 WEDGEWOOD WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		66,094
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,150
TOTAL MARKET VALUE		216,244
SOH/AGL Deduction		0
ASSESSED VALUE		216,244
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,244
TOTAL JUST VALUE		216,244
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		213,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005127	REPAIR/RRF	2,500	04/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/0665	11/30/2021	WD	Q	I	01	138,300
GRANTOR: MILEY BRENDA DARLENE						
GRANTEE: PUPAZA FLORIAN & OL						
1273/1386	11/15/2004	QC	U	I	01	100
GRANTOR: LEE MARSHETTA						
GRANTEE: MILEY RAY & EUDENA						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W7 BAS=[YR=1993] W34 S22 FSP=[YR=2019] S8 E41 N8 W41$ E34 N22 $ S22 E7 N22$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	7.85	AC		1.00	1.00	1.00	19,000.00	19,000.00	149,150							
2	009630	C	SWAMP	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 06/02/2020 BY TWA Total Acres: 9.85 Total Land Value: 150,150 Market: 0 Agricultural: 0 Common: 150,150 PRINTED 08/06/2024 BY SYS