

PT LOTS 54,55,56
SEC 27-3N-24E IN OR 2630/708
CORNWALL SURVEY PB 0/31

LEE AMY B
36368 WEDGEWOOD WAY
CALLAHAN, FL 32011

2024

27-3N-24-2020-0055-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,555	100	1,555	215,243
FGR	504	55	277	38,342
FOP	128	30	38	5,260

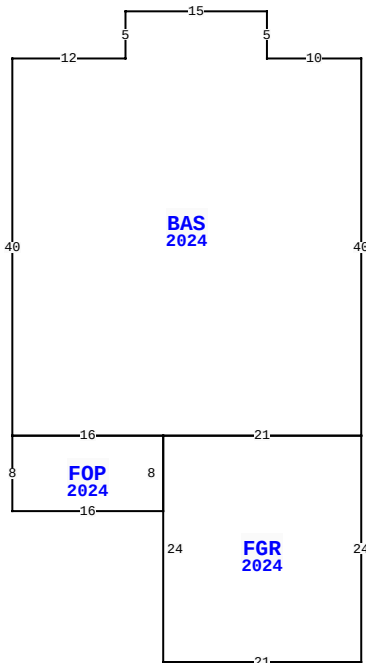
TOTALS	2,187		1,870	258,845
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0511	GARAGE CB-	0 100	30	24	720.00	SF	40.00	40.00	100	1997
3	0810	CONCRETE A	0 100	0	0	477.00	SF	6.50	6.50	100	2024

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	100	0005	OR	0.00	0.00	5.26	AC	

REVIEW DATE	10/03/2023	BY	WW
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,870	110.7400	138.42	258,845	2023	2023	0	0	0.00	100.00
1 SNGL FAM - 100% - 2024											
Heated Area: 1555											
HX Base Yr 2024											



36368 WEDGEWOOD WAY, CALLAHAN	BLD DATE	02/12/2008	JH	LGL DATE	
	XF DATE			LAND DATE	
	INC DATE			AG DATE	

TOTAL OB/XF											
24,125											

TOTAL OB/XF											
24,125											

Total Acres: 5.26	Total Land Value: 78,900	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			258,845
TOTAL MARKET OB/XF VALUE			24,125
TOTAL LAND VALUE - MARKET			78,900
TOTAL MARKET VALUE			361,870
SOH/AGL Deduction			139,429
ASSESSED VALUE			222,441
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			172,441
TOTAL JUST VALUE			361,870
NCON VALUE			261,946
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			102,593

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011865	CO ISSUED		09/18/2023
23003864	NEW CONSTR	286,416	03/23/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2630/0708	4/03/2023	WD	U	V	11
GRANTOR: LEE RAMONA G & TOLLIE					
GRANTEE: LEE AMY B					
2612/1496	1/10/2023	WD	U	V	11
GRANTOR: LEE AMY B					
GRANTEE: LEE RAMONA G & TOLL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2024;ORIG=37,-5] W10 N5 W15 S5 W12 S40 E16 E21 N40 \$											
FOP=[YR=2024;ORIG=0,35] S8 E16 N8 W16 \$											
FGR=[YR=2024;ORIG=16,35] E21 S24 W21 N24 \$											