S-1 OF LOT 56
IN OR 2284/107
ESMT PT OR 1861/825

CURTRIGHT ANN M & JOSEPH S SR
36496 WEDGEWOOD WAY
CALLAHAN, FL 32011

2024

27-3N-24-2020-0056-0010

BUILDING CHARACTERISTICS

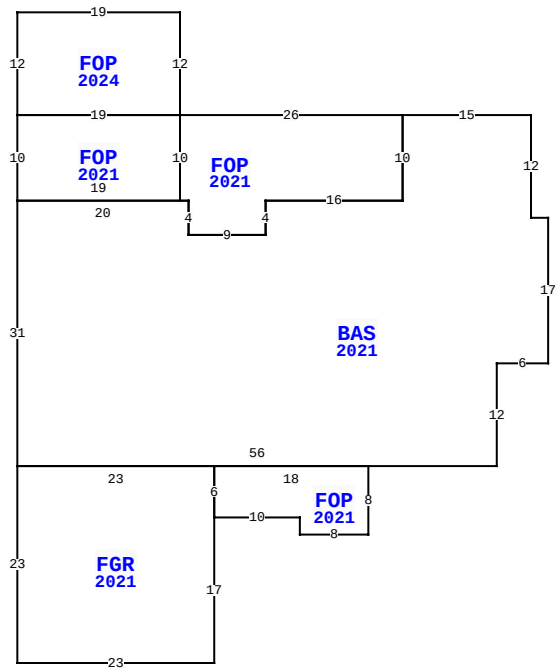
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,960	100	1,960	258,038
FGR	529	55	291	38,311
FOP	124	30	37	4,871
FOP	190	30	57	7,504
FOP	296	30	89	11,717
FOP	228	30	68	8,952
TOTALS	3,327		2,502	329,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,502	106.0656	132.58	331,715	2021	2021	0	0	0	0.70	99.30

1 SNGL FAM – 100% - 2022 Heated Area: 1960 HX Base Yr 2022



36496 WEDGEWOOD WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		357,161
TOTAL MARKET OB/XF VALUE		59,081
TOTAL LAND VALUE - MARKET		133,000
TOTAL MARKET VALUE		549,242
SOH/AGL Deduction		125,956
ASSESSED VALUE		423,286
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		373,286
TOTAL JUST VALUE		549,242
NCON VALUE		57,903
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		470,986

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230006234	1320 SQ FT SCREEN	25,266	05/12/2023
230004331	NEW PORCH	13,927	04/03/2023
23001263	SWIM POOL	75,000	01/30/2023
21002159	CO ISSUED	0	02/24/2021
21000888	30X50 STFGR W/CRT	73,185	01/26/2021
20008467	NEW CONSTR	266,101	09/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2284/0107	6/20/2019	WD	Q	V	01	68,000
GRANTOR: CRIBB LARRY C & VICKI						
GRANTEE: CURTRIGHT ANN M & J						
2284/0105	6/20/2019	WD	U	V	37	34,200
GRANTOR: MILEY BRENDA D						
GRANTEE: CRIBB LARRY C & VIC						

BUILDING NOTES

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	0811	CONCRETE B	0	100	0	0	668.00	SF	5.20	5.20	100	2021	2021	3	99	3,439	
2	0866	POOL FIBER	0	100	0	0	336.00	SF	72.00	72.00	100	2024	2023		100	24,192	
3	0855	CONC PAVER	0	100	0	0	982.00	SF	10.00	10.00	100	2024	2023		100	9,820	
4	0911	SCRN RM A	0	100	0	0	1,236.00	SF	17.50	17.50	100	2024	2023		100	21,630	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=0,0] W2 N12 W15 S10 W16 S4 W9 N4 W20 S31
E56 N12 E6 N17 $
FGR=[YR=2021;ORIG=-62,29] S23 E23 N17 N6 W23 $
FOP=[YR=2021;ORIG=-17,-12] W26 S10 E1 S4 E9 N4 E16 N10 $
FOP=[YR=2021;ORIG=-43,-12] W19 S10 E19 N10 $
FOP=[YR=2021;ORIG=-39,35] E10 S2 E8 N8 W18 S6 $
FOP=[YR=2024;ORIG=-62,-24] E19 S12 W19 N12 $
.

LAND DESCRIPTION

TOTAL OB/XF 59,081

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		OR	0.00	0.00	7.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	133,000							

REVIEW DATE 12/12/2023 BY WW Total Acres: 7.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/06/2024 BY SYS

S-1 OF LOT 56
IN OR 2284/107
ESMT PT OR 1861/825

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CALLAHAN, FL 32011

2024

27-3N-24-2020-0056-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

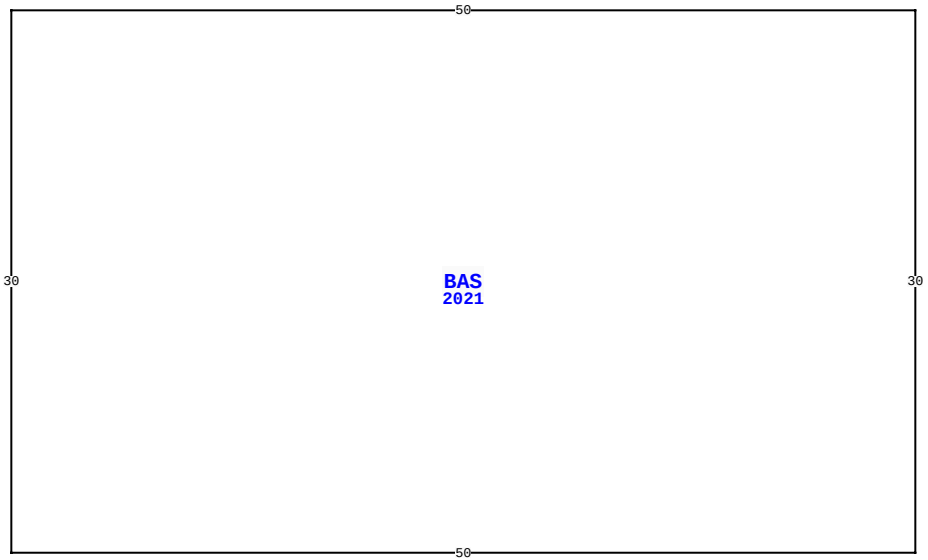
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	27,768
TOTALS	1,500		1,500	27,768

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,500	53.9580	18.89	28,335	2021	2021	0	0	0	2.00	98.00

2 GARAGE RES – 100% - 2022 Heated Area: 1500 HX Base Yr 2022



36496 WEDGEWOOD WAY, CALLAHAN

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2284/0105	6/20/2019	WD	U	V	37	34,200
GRANTOR: MILEY BRENDA D						
GRANTEE: CRIBB LARRY C & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W50 S30 E50 N30$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 12/12/2023 BY WW Total Acres: 7.00 Total Land Value: 133,000 Market: 0 Agricultural: 0 Common: 133,000 PRINTED 08/06/2024 BY SYS