LOT 10
IN OR 2153/1574
ESMT IN OR 2360-475

SULIKOWSKI MICHAEL
33092 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

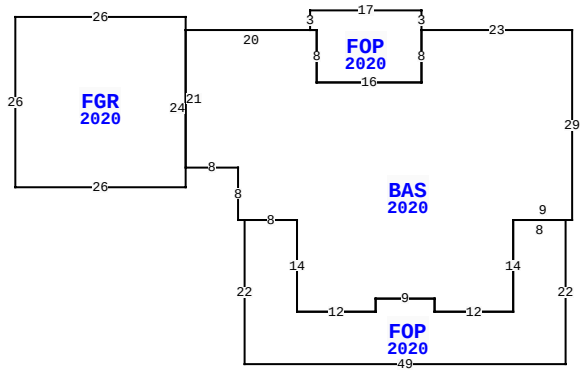
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

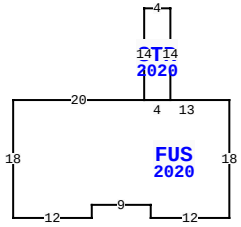
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,963	100	2020	1,963	291,909
FGR	676	55	2020	372	55,319
FOP	179	30	2020	54	8,030
FOP	634	30	2020	190	28,254
FUS	576	100	2020	576	85,655
STR	56	10	2020	6	892
TOTALS	4,084			3,161	470,058

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,161	95.5512	150.97	477,216	2020	2020	0	0	0	1.50	98.50

1 SFR CUST – 100% - 2021 Heated Area: 2539 HX Base Yr 2021





33092 WIREGRASS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		470,058
TOTAL MARKET OB/XF VALUE		3,695
TOTAL LAND VALUE - MARKET		183,600
TOTAL MARKET VALUE		657,353
SOH/AGL Deduction		350,878
ASSESSED VALUE		306,475
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		255,753
TOTAL JUST VALUE		657,353
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		635,867

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20011710	CO ISSUED	0	11/25/2020
20001784	NEW CONSTR	359,250	02/26/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
9999/9999	10/06/2017	CN	Q	V	01	62,000
GRANTOR: DEMPSEY ROBERT T						
GRANTEE: SULIKOWSKI MICHAEL						
1427/1666	7/13/2006	WD	Q	V		115,000
GRANTOR: TUPELO PLANTATION DEV						
GRANTEE: DEMPSEY ROBERT T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W23 FOP=[YR=2020] N3 W17 S3 E1 S8 E16 N8$ S8 W16 N8 W20 FGR=[YR=2020] N2 W26 S26 E26 N24$ S21 E8 S8 E1 FOP=[YR=2020] S22 E49 N22 W8 S14 W12 N2 W9 S2 W12 N14 W8$ E8 S14 E12 N2 E9 S2 E12 N14 E9 N29$ PTR=E20 FUS=[YR=2020] E20 STR=[YR=2020] N14 E4 S14 W4$ E13 S18 W12 N2 W9 S2 W12 N18$ W20$.

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	29	25	725.00	SF	5.20	5.20	100	2020	2020	3	98	3,695	

LAND DESCRIPTION

TOTAL OB/XF 3,695

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	000100	C	RES	100		PUD	0.00	0.00	10.20	AC		1.00	1.00	1.00	18,000.00	18,000.00	183,600							

REVIEW DATE 02/03/2021 BY TW Total Acres: 10.20 Total Land Value: 183,600 Market: 0 Agricultural: 0 Common: 183,600 PRINTED 07/30/2025 BY SYS