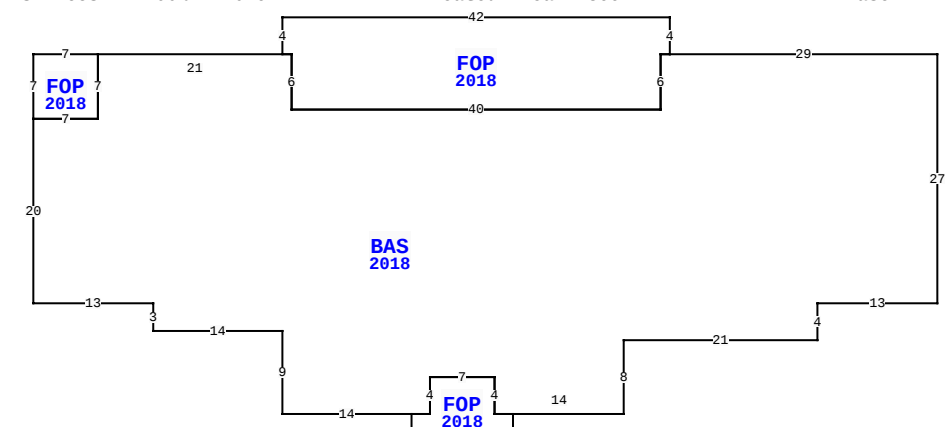


BEAMISH CORY W & TANDY ANN
33202 WIREGRASS WAY
CALLAHAN, FL 32011

16-1N-24-2090-0018-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	31	HARDIE BRD 100								0500	01	3,051	98.0352	154.90	472,600	2018	2018		0	0	0	2.50	97.50																
Roof Structure	08	IRREGULAR 100								1 SFR CUST - 100% - 2019										Heated Area: 2899										HX Base Yr 2019									
Roof Cover	03	COMP SHNGL 100																																					
Interior Wall	05	DRYWALL 100																																					
Interior Floor	11	CLAY TILE 80																																					
Interior Floor	14	CARPET 20																																					
Air Condition	03	CENTRAL 100																																					
Heating Type	04	AIR DUCTED 100																																					
Bedrooms		3 100																																					
Bathrooms		2.5 100																																					
Frame	02	WOOD FRAME 100																																					
Stories	0	0 100																																					
Units	0	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	2,899	100	2018	2,899	437,829																																		
FOP	49	30	2018	15	2,266																																		
FOP	50	30	2018	15	2,266																																		
FOP	408	30	2018	122	18,426																																		
TOTALS		3,406			3,051	460,785																																	
EXTRA FEATURES										33202 WIREGRASS WAY, CALLAHAN																													
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																							
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	98	3,430																								
2	0600	SUMMER KIT	0 100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	78	3,900																								
3	0462	ST/AL FNC	0 100	144	4	576.00	SF	10.00	10.00	100	2019	2019	3	87	5,011																								
4	0463	FENCE GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2019	2019	3	94	564																								
5	0861	POOL GUNIT	0 100	24	11	264.00	SF	85.00	85.00	100	2019	2019	3	87	19,523																								
6	0855	CONC PAVER	0 100	0	0	744.00	SF	10.00	10.00	100	2019	2019	3	97	7,217																								
LAND DESCRIPTION										TOTAL OB/XF										39,645																			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	8.10	AC		1.00	1.00	1.00	22,000.00	22,000.00	178,200																						
2	009605	C	WETLANDS	100		PUD	0.00	0.00	7.70	AC		1.00	1.00	1.00	6,600.00	6,600.00	50,820																						
REVIEW DATE		12/19/2019	BY	TW	Total Acres: 15.80		Total Land Value: 229,020		Market: 0		Agricultural: 0		Common: 229,020		PRINTED 07/30/2025 BY SYS																								

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