

LOT 29
IN OR 1435/406
ESMT IN OR 1551/43

MCCOSH KENNETH H & MARCI J
33277 WIREGRASS WAY
CALLAHAN, FL 32011

2025

16-1N-24-2090-0029-0000



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	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,177	100	2008	2,177	295,092
FGR	648	55	2008	356	48,255
FOP	36	30	2008	11	1,491
FOP	250	30	2008	75	10,167
FOP	264	30	2008	79	10,709
FUS	835	100	2008	835	113,184
PTO	100	5	2008	5	678
TOTALS	4,310			3,538	479,575

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,188.00	SF	4.00
3	0681	POLE SHED	0	100	48	24	1,152.00	SF	15.00
4	0861	POOL GUNIT	0	100	0	0	392.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	931.00	SF	10.00
6	0462	ST/AL FNC	0	100	0	0	584.00	SF	10.00
7	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00
8	0940	SHEDS/PORT	0	100	28	14	392.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		PUD	0.00	0.00	12.90
2	009605	C	WETLANDS	100		PUD	0.00	0.00	1.80

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,538	92.7450	146.54	518,459	2008	2008	0	0
1 SFR CUST - 100% - 2010 Heated Area: 3012 HX Base Yr 2010									
BLD DATE 12/12/2008 JH LGL DATE 05/07/2025 MLU									
XF DATE INC DATE									

TOTAL OB/XF 70,835									
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,188.00	SF	4.00
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NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					479,575				
TOTAL MARKET OB/XF VALUE					70,835				
TOTAL LAND VALUE - MARKET					244,440				
TOTAL MARKET VALUE					794,850				
SOH/AGL Deduction					395,132				
ASSESSED VALUE					399,718				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					348,996				
TOTAL JUST VALUE					794,850				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					773,814				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002511	XFOB	19,125	03/03/2021
B1631807	SWIM POOL	25,000	03/01/2016
1531403	XFOB	0	11/30/2015
C21146	CO ISSUED	0	01/16/2009
M13806	MECH OTHER	0	05/01/2008
B21146	NEW CONSTR	328,000	03/01/2008

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1435/0406	8/04/2006	WD	Q	V		185,000	
GRANTOR: TUPELO PLANTATION DEV							
GRANTEE: MCCOSH KENNETH H &							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2008] W8 PTO=[YR=2008] N10 W10 FOP=[YR=2008] W25 S10 E25 N10\$ S10 E10\$ W60 S28 E11 S9 FOP=[YR=2008] S8 E33 FGR=[YR=2008] S9 E24 N27 W24 S18\$ N8 W33\$ E33 N10 E24 N3 FOP=[YR=2008] E4 N9 W4 S9\$ N24\$ PTR=E15 FUS=[YR=2008] E37 N6 E20 S15 W16 N7 W8 S16 W20 N3 W13 N15\$ W15\$.									