PT OF LOTS 29 THRU 32
EAST OF ACL R/W
IN OR 980/504

WILES VICTORIA L & RONALD E
36001 WEDGEWOOD WAY
CALLAHAN, FL 32011

2025

26-3N-24-2300-0029-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

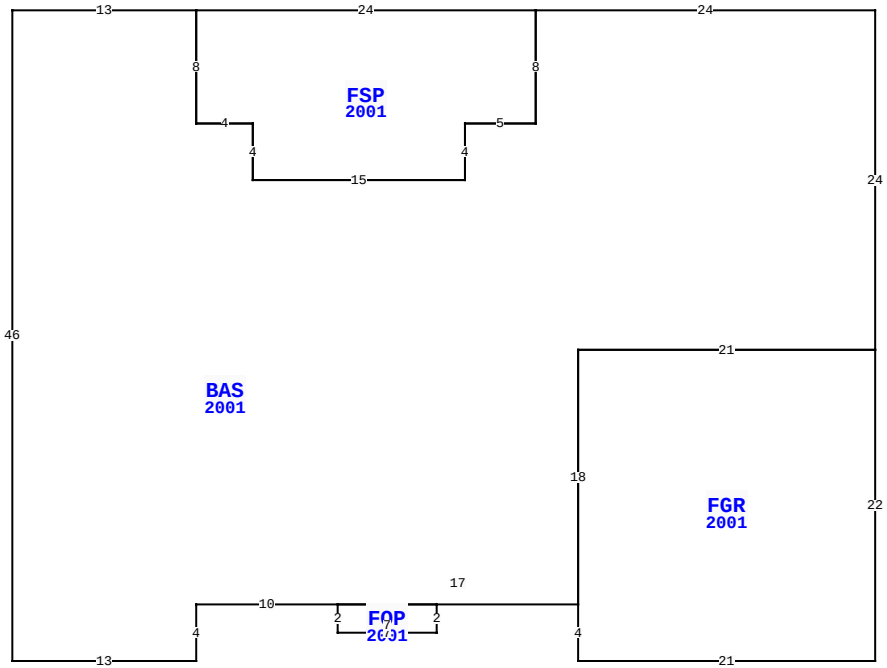
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,984	100	2001	1,984	217,714
FGR	462	55	2001	254	27,873
FOP	14	30	2001	4	439
FSP	252	40	2001	101	11,084
TOTALS	2,712			2,343	257,108

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,343	100.4598	132.61	310,705	2001	2001	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2002 Heated Area: 1984 HX Base Yr 2002



36001 WEDGEWOOD WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		283,897
TOTAL MARKET OB/XF VALUE		6,729
TOTAL LAND VALUE - MARKET		292,660
TOTAL MARKET VALUE		342,287
SOH/AGL Deduction		167,005
ASSESSED VALUE		175,282
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		124,560
TOTAL JUST VALUE		583,286
NCON VALUE		26,789
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		521,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240010542	30 X 40 DETACHED	77,820	09/13/2024
B029957	GARAGE	13,200	07/01/2002
B017903	TEMP POLE	0	04/01/2001
P014619	NEW CONSTR	0	04/01/2001
B0108124	NEW CONSTR	94,800	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0980/0509	4/09/2001	QC	U	I	07	100
GRANTOR: FRAME CHARLES						
GRANTEE: FRAME EDNA						
0980/0504	4/09/2001	WD	U	I	07	100
GRANTOR: FRAME EDNA S						
GRANTEE: WILES RONALD & VICT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W24 FSP=[YR=2001] W24 S8 E4 S4 E15 N4 E5 N8 $ S8 W5 S4 W15 N4 W4 N8 W13 S46 E13 N4 E10 FOP=[YR=2001] S2 E7 N2 W7 $ E17 FGR=[YR=2001] S4 E21 N22 W21 S18 $ N18 E21 N24 $.

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	0810	CONCRETE A	0	100	20	16	320.00	SF	6.50	6.50	100	2001	2001	3	79	1,643	
2	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2002	2002	3	29	4,060	
3	0810	CONCRETE A	0	100	14	12	168.00	SF	6.50	6.50	100	2014	2014	3	94	1,026	

LAND DESCRIPTION

TOTAL OB/XF 6,729

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	17.08	AC		1.00	1.00	1.00	390.00	390.00	6,661							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	17.08	AC		1.00	1.00	1.00	14,500.00	14,500.00	247,660							

REVIEW DATE 01/17/2025 BY WWA Total Acres: 18.08 Total Land Value: 51,661 Market: 247,660 Agricultural: 6,661 Common: 45,000 PRINTED 07/30/2025 BY SYS

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EAST OF ACL R/W
IN OR 980/504

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

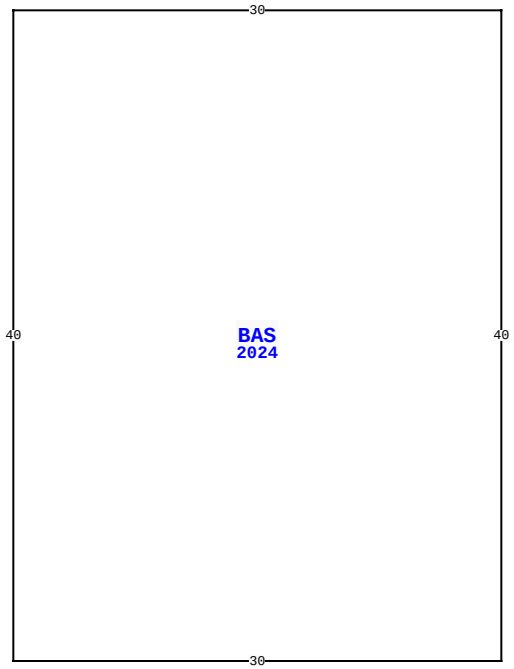
DOR CODE 5000 IMPROVED AG
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,200	100	2024	1,200	26,789
TOTALS	1,200			1,200	26,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,200	60.9500	22.55	27,060	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 1200 HX Base Yr 2002



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GRANTOR: FRAME EDNA S						
GRANTEE: WILES RONALD & VICT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,10] E30 S40 W30 N40 $
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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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/17/2025 BY WWA Total Acres: 18.08 Total Land Value: 51,661 Market: 247,660 Agricultural: 6,661 Common: 45,000 PRINTED 07/30/2025 BY SYS