PT OF LOTS 29 THRU 32 SEC 26 &
LOTS 50 THRU 52 SEC 27-3N-24 &
EAST OF ACL R/W OF CORNWALL

HARRIS RICHARD E & SHARON E
36141 WEDGEWOOD WAY
CALLAHAN, FL 32011

2025

26-3N-24-2300-0029-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	20	FACE BRICK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
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	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

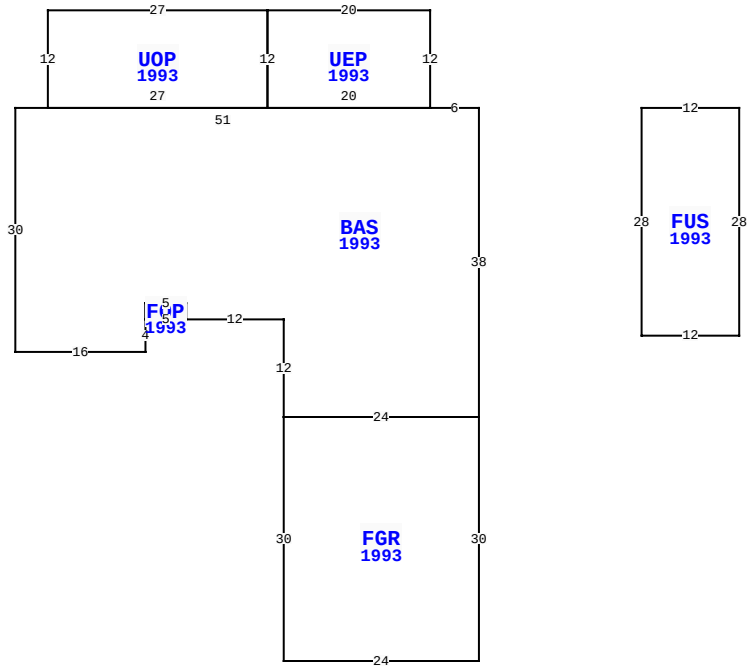
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1993	1,824	181,373
FGR	720	55	1993	396	39,377
FOP	10	30	1993	3	299
FUS	336	100	1993	336	33,411
UEP	240	60	1993	144	14,319
UOP	324	20	1993	65	6,463
TOTALS	3,454			2,768	275,242

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,768	97.1136	128.19	354,830	1982	1987	0	0	0	22.43	77.57

1 SNGL FAM – 100% - 2002 Heated Area: 2160 HX Base Yr 2002



36141 WEDGEWOOD WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		275,242
TOTAL MARKET OB/XF VALUE		18,031
TOTAL LAND VALUE - MARKET		242,440
TOTAL MARKET VALUE		535,713
SOH/AGL Deduction		343,630
ASSESSED VALUE		192,083
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		141,361
TOTAL JUST VALUE		535,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		514,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21000611	44X40 BLDG ON SLA	85,008	02/20/2021
R002905	REPAIR/RRF	4,000	12/01/2000
7578	ADDITION	4,500	10/07/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0984/0069	5/02/2001	WD	U	I	09	206,500
GRANTOR: FAULKNER ROY & BARBAR						
GRANTEE: HARRIS RICHARD & SH						
0296/0304	7/01/1979	MS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 UEP=[YR=1993] N12 W20 UOP=[YR=1993] W27 S12 E27 N12$ S12 E20$ W51 S30 E16 N4 FOP=[YR=1993] E5 N2 W5 S2$ N2 E5 S2 E12 S12 FGR=[YR=1993] S30E24 N30W24$ E24 N38 $ PTR= E20 FUS=[YR=1993] E12 S28 W12 N28$ 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	49	1,715	
2	0680	POLE SHED	0	100	46	40	1,840.00	SF	10.00	10.00	100	1982	1982	3	20	3,680	
3	0866	POOL FIBER	0	100	36	18	648.00	SF	72.00	72.00	100	1985	1985	3	20	9,331	
4	0845	KOOL DECK	0	100	0	0	663.00	SF	7.25	7.25	100	1985	1985	3	44	2,115	
5	0810	CONCRETE A	0	100	0	0	416.00	SF	6.50	6.50	100	1985	1985	3	44	1,190	

LAND DESCRIPTION

TOTAL OB/XF 18,031

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	0005	OR	0.00	0.00	20.90	AC		1.00	1.00	0.80	14,500.00	11,600.00	242,440							

REVIEW DATE 02/27/2024 BY WWA Total Acres: 20.90 Total Land Value: 242,440 Market: 0 Agricultural: 0 Common: 242,440 PRINTED 07/30/2025 BY SYS