PT OF LOTS 29 & 30
IN OR 2527/1954
MAP OF TWNS 3-5N RG 23 & 24

FRAME EDNA SANDLIN L/E/
36002 WEDGEWOOD WAY
CALLAHAN, FL 32011

2025

26-3N-24-2300-0029-0030

BUILDING CHARACTERISTICS

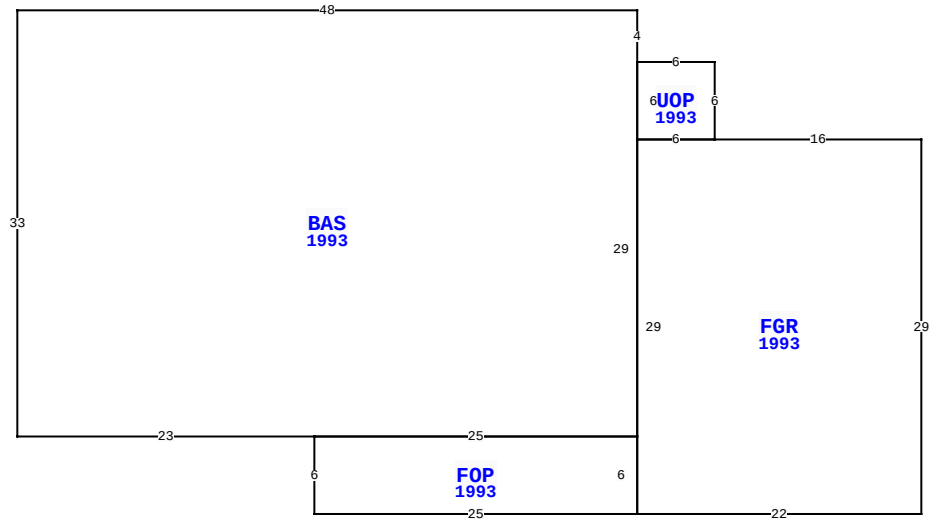
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,584	100	1993	1,584	139,802
FGR	638	55	1993	351	30,979
FOP	150	30	1993	45	3,971
UOP	36	20	1993	7	618
TOTALS	2,408			1,987	175,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,987	111.7200	111.72	221,988	1982	1982	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1584 HX Base Yr 2000



36002 WEDGEWOOD WAY, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		175,371
TOTAL MARKET OB/XF VALUE		3,179
TOTAL LAND VALUE - MARKET		117,600
TOTAL MARKET VALUE		296,150
SOH/AGL Deduction		164,634
ASSESSED VALUE		131,516
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		80,794
TOTAL JUST VALUE		296,150
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		268,917

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25822	REPAIR/RRF	6,352	03/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2527/1954	11/10/2021	SW	U	I	11	100
GRANTOR: FRAME EDNA SANDLIN						
GRANTEE: FRAME CHARLES NORMA						
0867/0558	2/10/1999	QC	Q	I	06	100
GRANTOR: WILES VICTORIA L						
GRANTEE: FRAME EDNA S						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 UOP=[YR=1993] N6 W6 BAS=[YR=1993] N4 W48 S33 E23 FOP=[YR=1993] S6 E25 N6 W25$ E25 N29 $ S6 E6$ W6 S29 E22 N29$.

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	0940	SHEDS/PORT	0	100	10	10	100.00	SF	30.00	30.00	100	1982	1982	3	20	600	
3	0681	POLE SHED	0	100	8	12	96.00	SF	15.00	15.00	100	1983	1983	3	20	288	
4	0681	POLE SHED	0	100	12	16	192.00	SF	15.00	15.00	100	1980	1980	3	20	576	

LAND DESCRIPTION

TOTAL OB/XF 3,179

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	0007	OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	30,000.00	30,000.00	117,600							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 3.92 Total Land Value: 117,600 Market: 0 Agricultural: 0 Common: 117,600 PRINTED 07/30/2025 BY SYS