

PARCEL 1-2 &
S-2 OF LOT 37 CORNWALL SURVEY
IN OR 2565/1276

RILEY JAMES S & BRANDY
36804 WEDGEWOOD WAY
CALLAHAN, FL 32011

2025

27-3N-24-0000-0001-0020



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	11	CLAY TILE 50			
Interior Floo	14	CARPET 50			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		0 0 100			
Units		0 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	1,774	100	2018	1,774	263,702
FOP	130	30	2018	39	5,797
TOTALS	1,904			1,813	269,500

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,813	115.5000	152.46	276,410	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM - 100% - 2023

Heated Area: 1774

HX Base Yr 2023

BLD DATE		LGL DATE	
YE DATE		LAND DATE	05/07/2025