PT OF NW1/4 OF NE1/4
R672409 & R672410
IN OR 2121/449

COOPER WALTER C JR
PO BOX 909
CALLAHAN, FL 32011

2025

27-3N-24-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
Quality	05	Quality Level 05

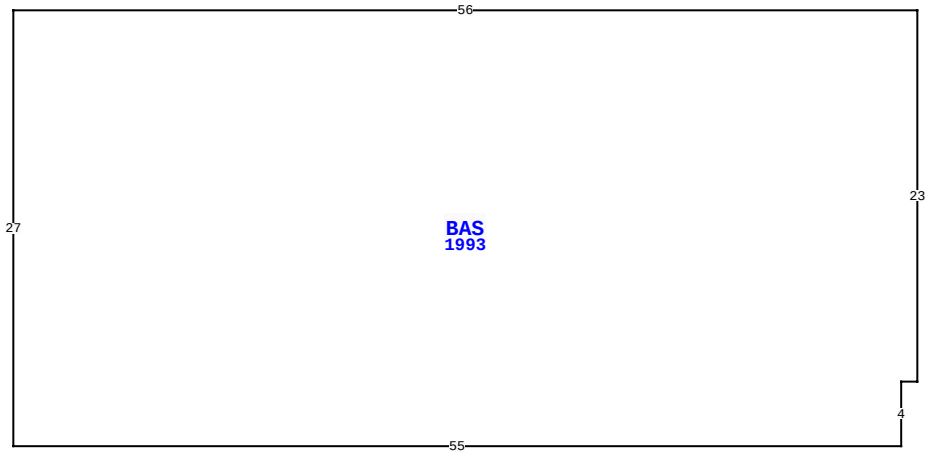
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,508	100	1993	1,508	89,470
TOTALS	1,508			1,508	89,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,508	148.3200	118.66	178,939	1993	2003	0	0	0	50.00	50.00

1 M/H 93- – 100% - 2020 Heated Area: 1508 HX Base Yr



36862 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		89,470
TOTAL MARKET OB/XF VALUE		13,478
TOTAL LAND VALUE - MARKET		184,860
TOTAL MARKET VALUE		287,808
SOH/AGL Deduction		75,799
ASSESSED VALUE		212,009
TOTAL EXEMPTION VALUE	13	212,009
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		287,808
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		275,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95941	MH MOVE-ON	0	06/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/0449	5/16/2017	WD	Q	I	01	150,000
GRANTOR: O'STEEN PEGGY S						
GRANTEE: COOPER WALTER C JR						
0729/1178	5/15/1995	WD	Q	I		48,000
GRANTOR: HICKS BEN FREDERICK						
GRANTEE: O'STEEN LAMAR & PEG						

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	2701	QUONSET GD	0	100	0	0	1,000.00	SF	15.00	15.00	100	2000	2000	3	44	6,600	
2	0351	CARPORT MT	0	100	40	20	800.00	SF	6.90	6.90	100	2016	2016	3	70	3,864	
3	0351	CARPORT MT	0	100	26	24	624.00	SF	6.90	6.90	100	2016	2016	3	70	3,014	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E55 N4 E1 N23$.

LAND DESCRIPTION

TOTAL OB/XF 13,478

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	9.48	AC		1.00	1.00	1.00	19,500.00	19,500.00	184,860							

REVIEW DATE 06/11/2021 BY TWA Total Acres: 9.48 Total Land Value: 184,860 Market: 0 Agricultural: 0 Common: 184,860 PRINTED 07/30/2025 BY SYS