

PUPAZA FLORIAN & OLIMPIA
36578 WEDGEWOOD WAY
CALLAHAN, FL 32011

27-3N-24-2020-0039-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION							TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		15	CONC BLOCK 100							0100	01	941	93.0000	93.00	87,513	1977	1982	0	0	0	21.00	79.00	VALUATION BY STANDARD																				
Roof Structure		03	GABLE/HIP 100							1 SINGLE FAM - 100% - 2023														Heated Area: 748 HX Base Yr 2023																			
Roof Cover		03	COMP SHNGL 100							34 7 22 22 41 8 8 41 BAS 1993 FSP 1993 FSP 2019														BUILDING MARKET VALUE										69,135									
Interior Wall		04	PLYWOOD 60																					TOTAL MARKET OB/XF VALUE										0									
Interior Wall		05	DRYWALL 40																					TOTAL LAND VALUE - MARKET										154,075									
Interior Floor		14	CARPET 80																					TOTAL MARKET VALUE										223,210									
Interior Floor		08	SHT VINYL 20																					SOH/AGL Deduction										695									
Air Condition		01	NONE 100																					ASSESSED VALUE										222,515									
Heating Type		02	CONVECTION 100																					TOTAL EXEMPTION VALUE										HX HB 50,722									
Bedrooms			2 100																					BASE TAXABLE VALUE										171,793									
Bathrooms			1 100																					TOTAL JUST VALUE										223,210									
Frame		03	MASONRY 100																					NCON VALUE										0									
Stories		1.	1. 100							INCOME VALUE																																	
Units			0 100							PREVIOUS YEAR MKT VALUE										216,244																							
BUD8 Adjustme		04	DIST 01 100																																								
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	748	100	1993	748	54,956																																						
FSP	154	40	1993	62	4,555																																						
FSP	328	40	2019	131	9,625																																						
TOTALS		1,230			941	69,135	36578 WEDGEWOOD WAY, CALLAHAN														BLD DATE				LGL DATE		05/09/2025		MLU														
EXTRA FEATURES																				XF DATE				LAND DATE																			
																				INC DATE				AG DATE																			
L N	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																											