

PT OF LOT 53  
IN OR 1270/425  
ESMT IN OR 608/581

BOWEN JOHN F SR & MARCIA GAIL  
36284 WEDGEWOOD WAY  
CALLAHAN, FL 32011

2025

27-3N-24-2020-0053-0020



| BUILDING CHARACTERISTICS |                  |                  |
|--------------------------|------------------|------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |
| Exterior Wall            | 20               | FACE BRICK 100   |
| Roof Structur            | 08               | IRREGULAR 100    |
| Roof Cover               | 03               | COMP SHNGL 100   |
| Interior Wall            | 05               | DRYWALL 100      |
| Interior Floo            | 11               | CLAY TILE 70     |
| Interior Floo            | 14               | CARPET 30        |
| Air Condition            | 03               | CENTRAL 100      |
| Heating Type             | 04               | AIR DUCTED 100   |
| Bedrooms                 |                  | 4 100            |
| Bathrooms                |                  | 3 100            |
| Frame                    | 02               | WOOD FRAME 100   |
| Stories                  | 1.               | 1. 100           |
| Units                    |                  | 0 100            |
| 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      |
| BAS                      | 2,742            | 100              |
| FGR                      | 588              | 55               |
| FOP                      | 96               | 30               |
| FOP                      | 320              | 30               |
| TOTALS                   | 3,746            |                  |

| MARKET ADJUSTMENTS                                         |       |           |             |                |                |      |      |      |      |         |        |
|------------------------------------------------------------|-------|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                       | MDL   | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0900                                                       | 01    | 3,190     | 98.6148     | 130.17         | 415,242        | 2005 | 2005 | 0    | 0    | 0 14.25 | 85.75  |
| 1 SNGL FAM - 100% - 2006 Heated Area: 2742 HX Base Yr 2006 |       |           |             |                |                |      |      |      |      |         |        |
|                                                            |       |           |             |                |                |      |      |      |      |         |        |
| TOTALS                                                     | 3,746 |           | 3,190       | 356,070        |                |      |      |      |      |         |        |

| NASSAU COUNTY PROPERTY    |  |           |               |
|---------------------------|--|-----------|---------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 2 4 |
| VALUATION BY              |  | STANDARD  |               |
| Tax Group: 4              |  | Tax Dist: |               |
| BUILDING MARKET VALUE     |  | 375,596   |               |
| TOTAL MARKET OB/XF VALUE  |  | 28,427    |               |
| TOTAL LAND VALUE - MARKET |  | 120,000   |               |
| TOTAL MARKET VALUE        |  | 524,023   |               |
| SOH/AGL Deduction         |  | 265,919   |               |
| ASSESSED VALUE            |  | 258,104   |               |
| TOTAL EXEMPTION VALUE     |  | 50,722    |               |
| BASE TAXABLE VALUE        |  | 207,382   |               |
| TOTAL JUST VALUE          |  | 524,023   |               |
| NCON VALUE                |  | 0         |               |
| INCOME VALUE              |  |           |               |
| PREVIOUS YEAR MKT VALUE   |  | 489,593   |               |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| B18286     | SCRN RM     | 7,500  | 10/31/2006 |
| B0618197   | SWIM POOL   | 30,922 | 07/01/2006 |
| B0618006   | GARAGE      | 42,405 | 06/01/2006 |
| B0514400   | B001        | 0      | 01/20/2005 |

| SALES DATA                     |            |           |     |     |        |            |  |
|--------------------------------|------------|-----------|-----|-----|--------|------------|--|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |  |
| 1270/0425                      | 11/01/2004 | WD        | Q   | V   |        | 32,000     |  |
| GRANTOR: LEE TOLLIE D & RAMONA |            |           |     |     |        |            |  |
| GRANTEE: BOWEN JOHN F SR & M   |            |           |     |     |        |            |  |
| 1237/0403                      | 6/11/2004  | WD        | Q   | V   | 01     | 100        |  |
| GRANTOR: LEE JONATHAN BURKE &  |            |           |     |     |        |            |  |
| GRANTEE: LEE TOLLIE D & RAMO   |            |           |     |     |        |            |  |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |          |                |           |         |             |   |
|----------------|------------|-------------|-----|-----|---|---|--------|----|----------|----------------|-----------|---------|-------------|---|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R    | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q |
| 1              | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 772.00 | SF | 5.20     | 5.20           | 100       | 2005    | 2005        | 3 |
| 2              | 0504       | FP-ELECTRI  | 0   | 100 | 0 | 0 | 1.00   | UT | 2,000.00 | 2,000.00       | 100       | 2005    | 2005        | 3 |
| 3              | 0861       | POOL GUNIT  | 0   | 100 | 0 | 0 | 405.00 | SF | 85.00    | 85.00          | 100       | 2006    | 2006        | 3 |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 972.00 | SF | 17.50    | 17.50          | 100       | 2006    | 2006        | 3 |
| 5              | 0845       | KOOL DECK   | 0   | 100 | 0 | 0 | 873.00 | SF | 7.25     | 7.25           | 100       | 2006    | 2006        | 3 |

| BUILDING NOTES |  |  |  |
|----------------|--|--|--|
|                |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                 |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| FOP=[YR=2005] W9 BAS=[YR=2005] W39 S18 E7 S8 FOP=[YR=2005] W6 S12 E6 N3 E4 N6 W4 N3 \$ S3 E4 S6 W4 S11 FGR=[YR=2005] W27 S22 E27 N4 W2 N9 E2 N6 E4 N3 W4 \$ E4 S3 W4 S6 W2 S9 E2 S4 E48 N8 E2 N6 W2 N8 W7 N10 W7 N2 W2 N34 \$ S34 E2 S2 E7 N36 \$ . |  |  |  |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |
| 1                | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 4.00        | AC        |     | 1.00     | 1.00   | 1.00    |

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