PT OF LOT 55 SEC 27-3N-24
IN OR 2447/1942
UTIL ESMT IN DBK 122/170 & OR 18

CROSS SHANON EDWARD
36380 WEDGEWOOD WAY
CALLAHAN, FL 32011

2025

27-3N-24-2020-0055-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

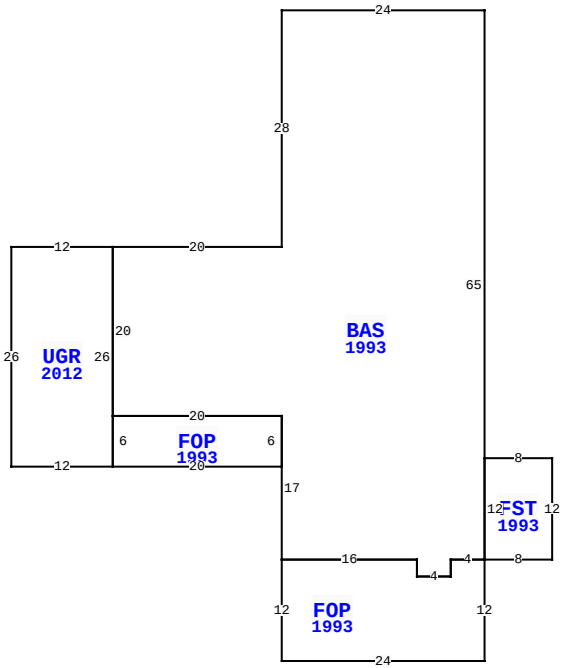
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,968	100	1993	1,968	65,043
FOP	120	30	1993	36	1,190
FOP	280	30	1993	84	2,776
FST	96	55	1993	53	1,752
UGR	312	45	2012	140	4,627
TOTALS	2,776			2,281	75,388

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0100	01	2,281	93.1000	93.10	212,361	1955	1955	0	0	40	24.50	35.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1968 HX Base Yr 2022



36380 WEDGEWOOD WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,388
TOTAL MARKET OB/XF VALUE		641
TOTAL LAND VALUE - MARKET		40,162
TOTAL MARKET VALUE		116,191
SOH/AGL Deduction		20,264
ASSESSED VALUE		95,927
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		40,205
TOTAL JUST VALUE		116,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		99,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2447/1942	3/26/2021	WD	Q	I	01	104,000
GRANTOR: THOMAS KEVIN L						
GRANTEE: CROSS SHANON EDWARD						
1961/1009	1/15/2015	QC	U	I	11	100
GRANTOR: LEE MARLA RAE FKA MAR						
GRANTEE: THOMAS KEVIN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S28 W20 UGR=[YR=2012] W12 S26 E12 FOP=[YR=1993] E20 N6 W20 S6$ N26$ S20 E20 S17 FOP=[YR=1993] S12 E24 N12 FST=[YR=1993] E8 N12 W8 S12$ W4 S2 W4 N2 W16$ E16 S2 E4 N2 E4 N65$.

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	0940	SHEDS/PORT	0	100	8	13	104.00	SF	18.00	18.00	100	1980	1980	3	20	374	
2	0810	CONCRETE A	0	100	19	12	228.00	SF	3.90	3.90	100	1980	1980	3	30	267	

LAND DESCRIPTION

TOTAL OB/XF 641

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	1.19	AC		1.00	1.00	0.75	45,000.00	33,750.00	40,162							

REVIEW DATE 04/05/2022 BY TWA Total Acres: 1.19 Total Land Value: 40,162 Market: 0 Agricultural: 0 Common: 40,162 PRINTED 07/30/2025 BY SYS