PT LOTS 54,55,56
SEC 27-3N-24E IN OR 2630/708
CORNWALL SURVEY PB O/31

LEE AMY B
36368 WEDGEWOOD WAY
CALLAHAN, FL 32011

2025

27-3N-24-2020-0055-0020

BUILDING CHARACTERISTICS

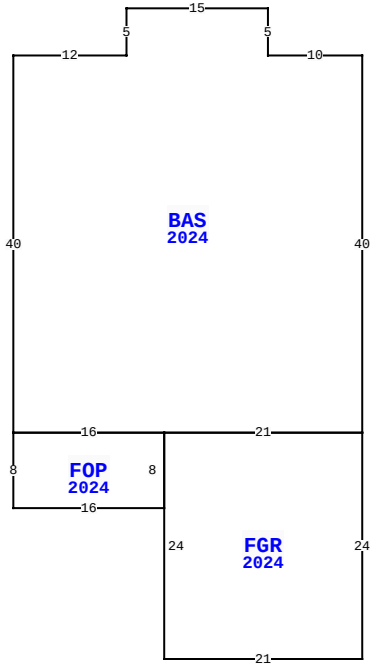
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,555	100	2024	1,555	227,310
FGR	504	55	2024	277	40,492
FOP	128	30	2024	38	5,555
TOTALS	2,187			1,870	273,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,870	110.7400	146.18	273,357	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1555 HX Base Yr 2024



36368 WEDGEWOOD WAY, CALLAHAN

BLD DATE	02/12/2008 JH	LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	273,357
TOTAL MARKET OB/XF VALUE	23,837
TOTAL LAND VALUE - MARKET	102,570
TOTAL MARKET VALUE	399,764
SOH/AGL Deduction	170,872
ASSESSED VALUE	228,892
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	178,170
TOTAL JUST VALUE	399,764
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011865	CO ISSUED		09/18/2023
23003864	NEW CONSTR	286,416	03/23/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0708	4/03/2023	WD	U	V	11	100
GRANTOR: LEE RAMONA G & TOLLIE						
GRANTEE: LEE AMY B						
2619/565	2/14/2023	WD	U	I	11	100
GRANTOR: LEE RAMONA G & TOLLIE						
GRANTEE: LEE AMY B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=37,-5] W10 N5 W15 S5 W12 S40 E16 E21 N40 $
FOP=[YR=2024;ORIG=0,35] S8 E16 N8 W16 $
FGR=[YR=2024;ORIG=16,35] E21 S24 W21 N24 $
.

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	0511	GARAGE CB-	0	100	30	24	720.00	SF	40.00	40.00	100	1997	1997	3	72	20,736	
2	0810	CONCRETE A	0	100	0	0	477.00	SF	6.50	6.50	100	2024	2023		100	3,101	

LAND DESCRIPTION

TOTAL OB/XF 23,837

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	5.26	AC		1.00	1.00	1.00	19,500.00	19,500.00	102,570							

REVIEW DATE 10/03/2023 BY WW Total Acres: 5.26 Total Land Value: 102,570 Market: 0 Agricultural: 0 Common: 102,570 PRINTED 07/30/2025 BY SYS