PT OF LOTS 40 & 57 (S-3)
EX S-4 OF LOT 57
IN OR 2712/1

BRINKLEY RANDY T/HEMINGWAY SHELLEY N
36536 WEDGEWOOD WAY
CALLAHAN, FL 32011

2025

27-3N-24-2020-0057-0030

BUILDING CHARACTERISTICS

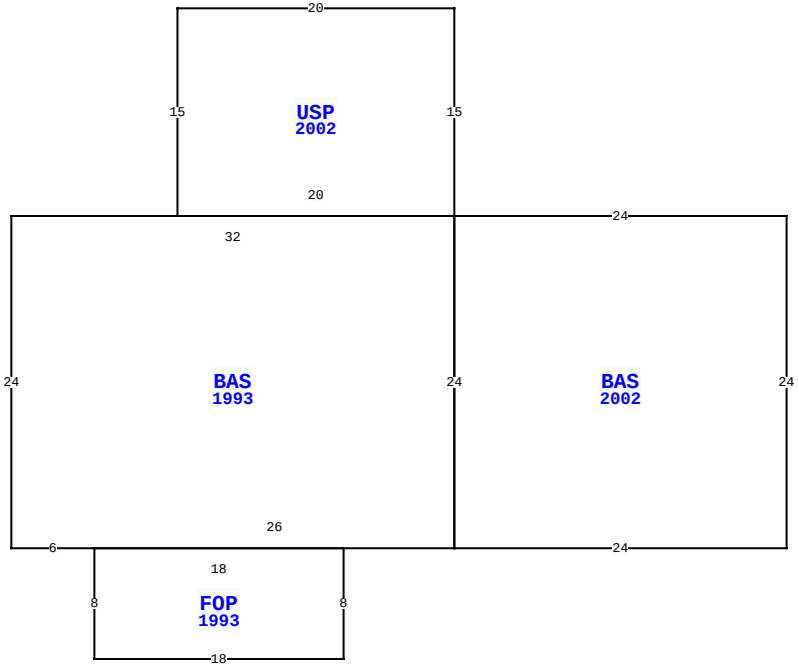
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	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	768	100	1993	768	73,258
BAS	576	100	2002	576	54,944
FOP	144	30	1993	43	4,101
USP	300	30	2002	90	8,585
TOTALS	1,788			1,477	140,888

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,477	113.2200	113.22	167,226	1977	1990	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2015 Heated Area: 1344 HX Base Yr 2015



36536 WEDGEWOOD WAY, CALLAHAN

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

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	8	64.00	SF	20.10	20.10	100	1989	1989	3	20	257	
2	0510	GARAGE WD-	0	100	30	24	720.00	SF	29.75	29.75	100	1998	1998	3	25	5,355	
3	0810	CONCRETE A	0	100	20	16	320.00	SF	5.53	5.53	100	2002	2002	3	80	1,414	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		140,888
TOTAL MARKET OB/XF VALUE		7,026
TOTAL LAND VALUE - MARKET		58,950
TOTAL MARKET VALUE		206,864
SOH/AGL Deduction		100,020
ASSESSED VALUE		106,844
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,122
TOTAL JUST VALUE		206,864
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,818

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007645	ADDITION	24,192	10/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2712/1	4/03/2024	QC	U	I	11	100
GRANTOR: BRINKLEY RANDY T						
GRANTEE: BRINKLEY RANDY T						
1936/1793	9/10/2014	QC	U	I	11	100
GRANTOR: BRINKLEY RANDY T & ME						
GRANTEE: BRINKLEY RANDY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W24 USP=[YR=2002] N15 W20 S15 E20 $
BAS=[YR=1993] W32 S24 E6 FOP=[YR=1993] S8 E18 N8 W18 $ E26 N24 $ S24 E24 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 7,026

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	1.31	AC		1.00	1.00	1.00	45,000.00	45,000.00	58,950							

REVIEW DATE 06/02/2020 BY TWA Total Acres: 1.31 Total Land Value: 58,950 Market: 0 Agricultural: 0 Common: 58,950 PRINTED 07/30/2025 BY SYS