

WRIGHT WILLIAM F & PEGGY A
44062 ANDERSON TRAIL
CALLAHAN, FL 32011

36-2N-24-0000-0009-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
RooF Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	04	PLYWOOD 50			
Interior Wall	05	DRYWALL 50			
Interior Floo	14	CARPET 90			
Interior Floor	08	SHT VINYL 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA 08			
NEIGHBORHOOD/LOC	8001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,762	100	1993	1,762	169,163
FGR	400	55	1993	220	21,121
FOP	60	30	1993	18	1,728
FSP	320	40	1993	128	12,289
FST	200	55	1993	110	10,561
TOTALS	2,742			2,238	214,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,238	109.3680	144.37	323,100	1977	1977		0	0	33.50	66.50

1 SNGL FAM - 100% - 2007
Heated Area: 1762
HX Base Yr 2007

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/21/2025 MLU

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		214,862	
TOTAL MARKET OB/XF VALUE		2,154	
TOTAL LAND VALUE - MARKET		60,390	
TOTAL MARKET VALUE		277,406	
SOH/AGL Deduction		148,814	
ASSESSED VALUE		128,592	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		77,870	
TOTAL JUST VALUE		277,406	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		225,498	

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U / I	V I / I	RSN CD	SALE PRICE
2167/0141	12/19/2017	QC	U	I	11	100

GRANTOR: WRIGHT PEGGY A & WILL

GRANTEE: WRIGHT WILLIAM F &

1388/0768 2/10/2006 WD Q I 180,000

GRANTOR: ANDERSON CYNTHIA ANN

GRANTEE: WRIGHT PEGGY A & WI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 N4 W4 FSP=[YR=1993] N16 W20 S16 E20\$ W24 S4
FST=[YR=1993] W20 S10 FGR=[YR=1993] S20 E20 N20 W20\$ E20
N10\$ S30 E21 FOP=[YR=1993] S5 E12 N5 W12\$ E34 N30\$.

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.22	AC		1.00	1.00	1.10	45,000.00	49,500.00	60,390							

REVIEW DATE 03/25/2025 BY WWA Total Acres: 1.22 Total Land Value: 60,390 Market: 0 Agricultural: 0 Common: 60,390 PRINTED 07/30/2025 BY SYS