PT OF LOT 13
IN OR 2729/38
SUB SEC 49 PB 2/15

JOUDI RAYMOND
33293 WIREGRASS WAY
CALLAHAN, FL 32011

2025

49-2N-25-4100-0013-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

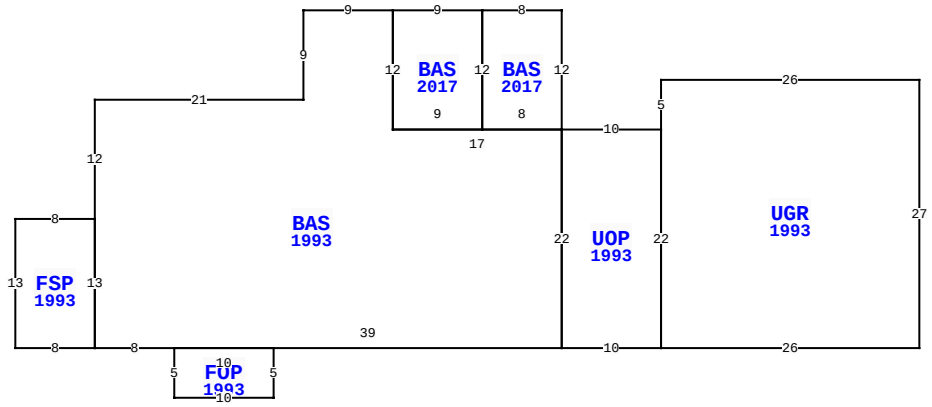
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	05	AVERAGE 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,205	100	1993	1,205	131,369
BAS	96	100	2017	96	10,466
BAS	108	100	2017	108	11,774
FOP	50	30	1993	15	1,635
FSP	104	40	1993	42	4,579
UGR	702	45	1993	316	34,451
UOP	220	20	1993	44	4,797
TOTALS	2,485			1,826	199,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,826	127.3650	127.36	232,559	1945	1995	0	0	0	14.40	85.60

1 SINGLE FAM – 0% - 2025 Heated Area: 1409 HX Base Yr



541811 US HWY 1, CALLAHAN

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	199,071
TOTAL MARKET OB/XF VALUE	7,823
TOTAL LAND VALUE - MARKET	27,540
TOTAL MARKET VALUE	234,434
SOH/AGL Deduction	0
ASSESSED VALUE	234,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	234,434
TOTAL JUST VALUE	234,434
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	264,390

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3726	GARAGE	4,371	11/24/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2729/38	7/26/2024	WD	Q	I	01	280,000
GRANTOR: SCHIRMER DANIEL						
GRANTEE: JOUDI RAYMOND						
2259/1201	2/25/2019	WD	Q	I	01	189,000
GRANTOR: NGUYEN HIEN MARY						
GRANTEE: SCHIRMER DANIEL						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W26 S5 UOP=[YR=1993] W10 BAS=[YR=2017] N12 W8 BAS=[YR=2017] W9 BAS=[YR=1993] W9 S9 W21 S12 FSP=[YR=1993] W8 S13 E8 N13 $ S13 E8FOP=[YR=1993] S5 E10 N5 W10 $ E39 N22 W17 N12 $S12 E9 N12$ S12 E8$ S22 E10 N22 $ S22 E26 N27 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	21	420	
2	0811	CONCRETE B	0	0	0	0	1,483.00	SF	5.20	5.20	100	2017	2017	3	96	7,403	

LAND DESCRIPTION

TOTAL OB/XF 7,823

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	0	0004	OR	0.00	0.00	1.02	AC		1.00	1.00	0.60	45,000.00	27,000.00	27,540							

REVIEW DATE 04/08/2024 BY TWA Total Acres: 1.02 Total Land Value: 27,540 Market: 0 Agricultural: 0 Common: 27,540 PRINTED 07/30/2025 BY SYS