LOT 18
IN OR 1909/776
TUPELO PLANTATION PB 7/206

BEAMISH CORY W & TANDY ANN
33202 WIREGRASS WAY
CALLAHAN, FL 32011

2026

16-1N-24-2090-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

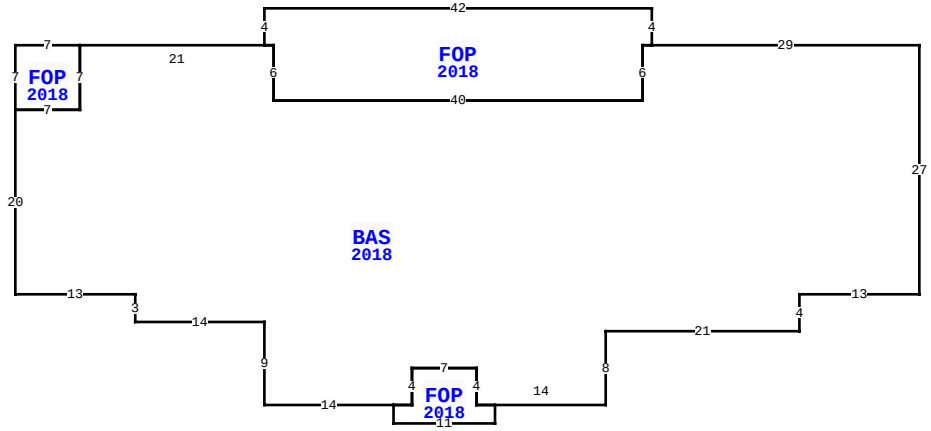
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9013.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,899	100	2018	2,899	457,630
FOP	49	30	2018	15	2,368
FOP	50	30	2018	15	2,368
FOP	408	30	2018	122	19,258
TOTALS	3,406			3,051	481,624

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,051	98.0352	162.74	496,520	2018	2018	0	0	0	3.00	97.00

1 SFR CUST 100% - 2019 Heated Area: 2899 HX Base Yr 2019



33202 WIREGRASS WAY, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		506,194
TOTAL MARKET OB/XF VALUE		54,595
TOTAL LAND VALUE - MARKET		183,900
TOTAL MARKET VALUE		744,689
SOH/AGL Deduction		372,280
ASSESSED VALUE		372,409
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		320,998
TOTAL JUST VALUE		744,689
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004403	SWIM POOL	52,100	04/30/2019
18010377	GARAGE	72,656	10/12/2018
18007890	CO ISSUED	0	08/02/2018
17005941	NEW CONSTR	341,950	09/25/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1909/0776	3/26/2014	SW	Q	V	01	70,000
GRANTOR: REGIONS BANK						
GRANTEE: BEAMISH CORY W & TA						
1899/0206	1/24/2014	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: REGIONS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W29 FOP=[YR=2018] N4 W42 S4 E1 S6 E40 N6 E1$ W1 S6 W40 N6 W21 FOP=[YR=2018] W7 S7 E7 N7$ S7 W7 S20 E13 S3 E14 S9 E14 FOP=[YR=2018] S2 E11 N2 W2 N4 W7 S4 W2$ E2 N4 E7 S4 E14 N8 E21 N4 E13 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2018	2018	3	97	3,395	
2	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	74	3,700	
5	0860	POOL/SPA	0	100	24	0	1.00	UT	50,000.00	50,000.00	100	2019	2019	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 54,595

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	0006	PUD	0.00	0.00	8.10	AC		1.00	1.00	1.00	17,000.00	17,000.00	137,700							
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	7.70	AC		1.00	1.00	1.00	6,000.00	6,000.00	46,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.80 Total Land Value: 183,900 Market: 0 Agricultural: 0 Common: 183,900 PRINTED 07/09/2026 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

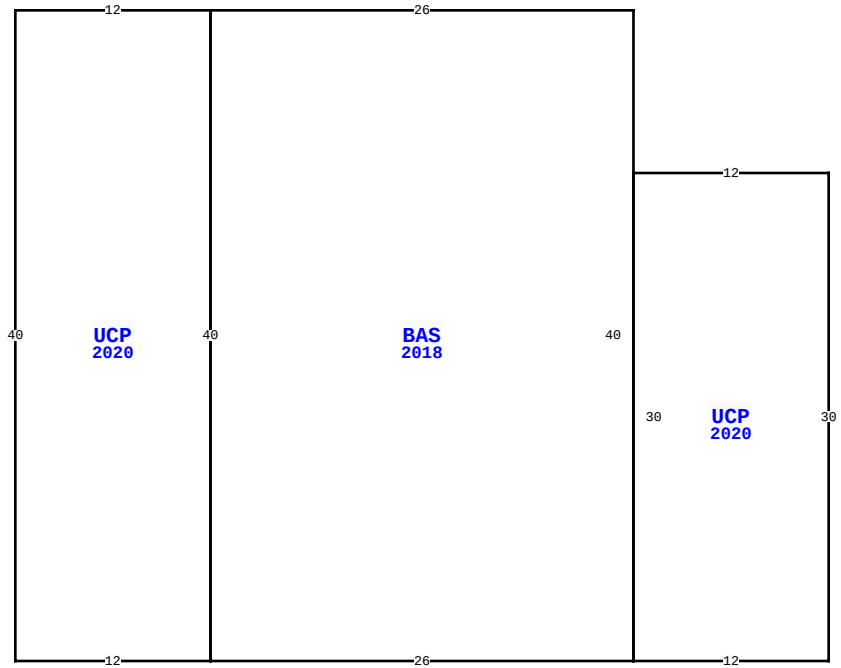
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9013.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2018	1,040	21,153
UCP	360	20	2020	72	1,465
UCP	480	20	2020	96	1,953
TOTALS	1,880			1,208	24,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,208	56.0740	21.87	26,419	2018	2018	0	0	0	7.00	93.00

2 GARAGE RES 100% - 2019 Heated Area: 1040 HX Base Yr 2019



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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		753,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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GRANTOR: REGIONS BANK						
GRANTEE: BEAMISH CORY W & TA						
1899/0206	1/24/2014	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: REGIONS BANK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W26 UCP=[YR=2020] W12 S40 E12 N40$ S40 E26
UCP=[YR=2020] E12 N30 W12 S30$ N40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 15.80 Total Land Value: 183,900 Market: 0 Agricultural: 0 Common: 183,900 PRINTED 07/09/2026 BY SYS