

RODIS CHRISTOS & NICOLE
33272 WIREGRASS WAY
CALLAHAN, FL 32011

16-1N-24-2090-0021-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 2										6
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		31		HARDIE BRD 100		0500		01		3,432		99.6360		165.40		567,653		2025		2025		0		0		0.00		100.00		VALUATION BY					STANDARD					
Roof Structur		08		IRREGULAR 100		1		SFR CUST		100%		- 2026				Heated Area: 2721														Tax Group: 6					Tax Dist:					
Roof Cover		03		COMP SHNGL 100																										BUILDING MARKET VALUE					583,479					
Interior Wall		05		DRYWALL 100																										TOTAL MARKET OB/XF VALUE					2,000					
Interior Floo		13		LVT/LAMNT 100																										TOTAL LAND VALUE - MARKET					165,900					
Interior Floo		01		NONE 0																										TOTAL MARKET VALUE					751,379					
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					123,199					
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					628,180					
Bedrooms				4 100																										TOTAL EXEMPTION VALUE					HX HB 51,411					
Bathrooms				3.5 100																										BASE TAXABLE VALUE					576,769					
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					751,379					
Stories		1.		1. 100																										NCON VALUE					585,479					
Units				0 100																										INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					209,220					
Quality		02		Quality Level 02																																				
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		2,721		100		2026		2,721		450,053																														
FGR		952		55		2026		524		86,670																														
FOP		222		30		2026		67		11,082																														
FOP		400		30		2026		120		19,848																														
TOTALS		4,295						3,432		567,653																														
EXTRA FEATURES										33272 WIREGRASS WAY, CALLAHAN										BLD DATE				LGL DATE		05/19/2026		MLU												
																				XF DATE				LAND DATE		03/13/2024		DC												
																				INC DATE				AG DATE																
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										
1		0504		FP-ELECTRI		0 100		0 0		1.00		UT		2,000.00		2,000.00		100		2026		2025		100		2,000														

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