

LOT 29
IN OR 1435/406
ESMT IN OR 1551/43

MCCOSH KENNETH H & MARCI J
33277 WIREGRASS WAY
CALLAHAN, FL 32011

2026

16-1N-24-2090-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,177	100	2008	2,177	308,357
FGR	648	55	2008	356	50,425
FOP	36	30	2008	11	1,558
FOP	250	30	2008	75	10,623
FOP	264	30	2008	79	11,190
FUS	835	100	2008	835	118,272
PTO	100	5	2008	5	708
TOTALS	4,310			3,538	501,133

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
3	0681	POLE SHED	0 100	48	24	1,152.00	SF	15.00	15.00
4	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00
8	0940	SHEDS/PORT	0 100	28	14	392.00	SF	30.00	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	PUD	0.00	0.00	12.90
2	009605	C	WETLANDS	100	0006	PUD	0.00	0.00	1.80

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,538	92.7450	153.96	544,710	2008	2008	0	0	8.00	92.00
1 SFR CUST 100% - 2010 Heated Area: 3012 HX Base Yr 2010											
BLD DATE 12/12/2008 JH LGL DATE 05/19/2026 MLU XF DATE INC DATE											

TOTAL OB/XF									
73,033									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		501,133	
TOTAL MARKET OB/XF VALUE		73,033	
TOTAL LAND VALUE - MARKET		230,100	
TOTAL MARKET VALUE		804,266	
SOH/AGL Deduction		393,756	
ASSESSED VALUE		410,510	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		359,099	
TOTAL JUST VALUE		804,266	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		794,850	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21002511	XFOB	19,125	03/03/2021
B1631807	SWIM POOL	25,000	03/01/2016
1531403	XFOB	0	11/30/2015
C21146	CO ISSUED	0	01/16/2009
M13806	MECH OTHER	0	05/01/2008
B21146	NEW CONSTR	328,000	03/01/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1435/0406	8/04/2006	WD Q	V		
GRANTOR: TUPELO PLANTATION DEV					
GRANTEE: MCCOSH KENNETH H &					
SALE PRICE 185,000					

BUILDING NOTES					
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BUILDING DIMENSIONS					
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BAS=[YR=2008] W8 PTO=[YR=2008] N10 W10 FOP=[YR=2008] W25 S10 E25 N10\$ S10 E10\$ W60 S28 E11 S9 FOP=[YR=2008] S8 E33 FGR=[YR=2008] S9 E24 N27 W24 S18\$ N8 W33\$ E33 N10 E24 N3 FOP=[YR=2008] E4 N9 W4 S9\$ N24\$ PTR=E15 FUS=[YR=2008] E37 N6 E20 S15 W16 N7 W8 S16 W20 N3 W13 N15\$ W15\$.