

WRIGHT GERALD A/WRIGHT CURTIS M EST ET AL
45175 WORDLAW CIRCLE
CALLAHAN, FL 32011

19-2N-25-0000-0033-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
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		15	CONC BLOCK 100				0100	01	1,298	105.0000	110.25	143,104	1971	1971	0	0	0	28.50	71.50	VALUATION BY					STANDARD				
Roof Structur		03	GABLE/HIP 100				1 SINGLE FAM 34% - 2011										Heated Area: 1176 HX Base Yr 2011												
Roof Cover		12	MODULAR MT 100				Detailed floor plan showing building layout with various rooms and area labels: UST 1993, FCP 1993, BAS 1993, and FOP 1993.										BUILDING MARKET VALUE					110,996							
Interior Wall		05	DRYWALL 60														TOTAL MARKET OB/XF VALUE					0							
Interior Wall		04	PLYWOOD 40														TOTAL LAND VALUE - MARKET					105,000							
Interior Floo		14	CARPET 80														TOTAL MARKET VALUE					215,996							
Interior Floo		08	SHT VINYL 20														SOH/AGL Deduction					94,367							
Air Condition		03	CENTRAL 100				ASSESSED VALUE					121,629																	
Heating Type		04	AIR DUCTED 100				TOTAL EXEMPTION VALUE					HA HAB 25,000																	
Bedrooms			4 100				BASE TAXABLE VALUE					96,629																	
Bathrooms			2 100				TOTAL JUST VALUE					215,996																	
Frame		02	WOOD FRAME 100				NCON VALUE					0																	
Stories		1.	1. 100				INCOME VALUE																						
Units			0 100				PREVIOUS YEAR MKT VALUE					202,449																	
BUD8 Adjustme		06	DIST 1D 100																										
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
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	1,176	100	1993	1,176	92,703																								
FCP	351	25	1993	88	6,937																								
FOP	45	30	1993	14	1,104																								
UST	45	45	1993	20	1,577																								
TOTALS	1,617			1,298	102,319																								
EXTRA FEATURES						45175 WARDLAW CIR, CALLAHAN										BLD DATE				LGL DATE		05/07/2026		MLU					
																XF DATE				LAND DATE									
																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													
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					
1	000100	C	RES	34	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	105,000												
REVIEW DATE	01/01/2023		BY	CD	Total Acres: 3.00		Total Land Value: 105,000		Market: 0		Agricultural: 0		Common: 105,000		PRINTED 07/09/2026 BY SYS														

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