

PT OF LOTS 29 & 30
IN OR 2572/1954
MAP OF TWNS 3-5N RG 23 & 24

FRAME EDNA SANDLIN ESTATE
36002 WEDGEWOOD WAY
CALLAHAN, FL 32011

2026

26-3N-24-2300-0029-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 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
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	1993	1,584	145,868
FGR	638	55	1993	351	32,323
FOP	150	30	1993	45	4,144
UOP	36	20	1993	7	644

TOTALS	2,408			1,987	182,980
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00
3	0681	POLE SHED	0	0	8	12	96.00	SF	15.00
4	0681	POLE SHED	0	0	12	16	192.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0007	OR	0.00	0.00	3.92

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,987	111.7200	117.31	233,095	1982	1982	0	0	21.50	78.50
1 SINGLE FAM 0% - 2026 Heated Area: 1584 HX Base Yr											
36002 WEDGEWOOD WAY, CALLAHAN											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026
INC DATE		AG DATE	MLU

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1982	1982	3	46.5	1,628	
2	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	1982	1982	3	20	600	
3	0681	POLE SHED	0	0	8	12	96.00	SF	15.00	15.00	100	1983	1983	3	20	288	
4	0681	POLE SHED	0	0	12	16	192.00	SF	15.00	15.00	100	1980	1980	3	20	576	

TOTAL OB/XF												3,092					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	0	0007	OR	0.00	0.00	3.92	AC		1.00	1.00	1.00	28,000.00	28,000.00	109,760

Total Acres: 3.92 Total Land Value: 109,760 Market: 0 Agricultural: 0 Common: 109,760

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		182,980			
TOTAL MARKET OB/XF VALUE		3,092			
TOTAL LAND VALUE - MARKET		109,760			
TOTAL MARKET VALUE		295,832			
SOH/AGL Deduction		0			
ASSESSED VALUE		295,832			
TOTAL EXEMPTION VALUE		0			
BASE TAXABLE VALUE		295,832			
TOTAL JUST VALUE		295,832			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		296,150			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25822	REPAIR/RRF	6,352	03/01/2012

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2835/762	9/19/2023	SW	U	I	11	100	
GRANTOR: FRAME EDNA SANDLIN							
GRANTEE: FRAME MICHELE A							
2527/1954	11/10/2021	SW	U	I	11	100	
GRANTOR: FRAME EDNA SANDLIN							
GRANTEE: FRAME CHARLES NORMA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W16 UOP=[YR=1993] N6 W6 BAS=[YR=1993] N4 W48 S33 E23 FOP=[YR=1993] S6 E25 N6 W25\$ E25 N29 \$ S6 E6\$ W6 S29 E22 N29\$.									