PT OF NW1/4 OF NE1/4
IN OR 2625/212
EX R/W OR 403/9

WILSON AUSTIN/WAHMHOFF AMBER
36976 WEDGEWOOD WAY
CALLAHAN, FL 32011

2026

27-3N-24-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

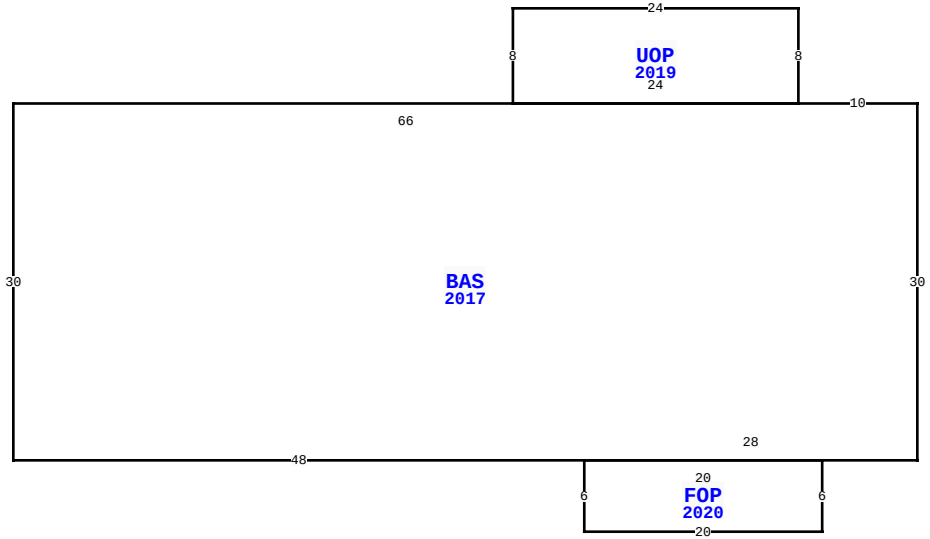
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2017	2,280	134,210
FOP	120	30	2020	36	2,119
UOP	192	25	2019	48	2,826
TOTALS	2,592			2,364	139,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,364	81.7600	73.58	173,943	2017	2017	0	0	0	20.00	80.00

1 M/H 94+ 0% - 2024 Heated Area: 2280 HX Base Yr



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

36976 WEDGEWOOD WAY, CALLAHAN

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	139,154
TOTAL MARKET OB/XF VALUE	14,998
TOTAL LAND VALUE - MARKET	125,160
TOTAL MARKET VALUE	279,312
SOH/AGL Deduction	0
ASSESSED VALUE	279,312
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	279,312
TOTAL JUST VALUE	279,312
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17009246	CO ISSUED	0	10/19/2017
17005041	MH MOVE-ON	0	08/14/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2625/0212	2/24/2023	WD	Q	I	01	320,000
GRANTOR: SMITH STEVEN & MELISS						
GRANTEE: WILSON AUSTIN & AMB						
2509/0204	10/13/2021	WD	Q	I	01	305,000
GRANTOR: LYON JUSTIN BLAINE &						
GRANTEE: SMITH STEVEN & MELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W10 UOP=[YR=2019] N8 W24 S8 E24$ W66 S30 E48
FOP=[YR=2020] S6 E20 N6 W20$ E28 N30$.

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	0201	BARN WD 10	0	0	53	39	2,067.00	SF	17.00	17.00	100	1970	1970	3	20	7,028	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	87	3,045	
3	1242	WD DECK A	0	0	24	8	192.00	SF	5.00	5.00	100	2019	2019	3	78	749	
4	0300	BOAT DCK W	0	0	40	6	240.00	SF	20.00	20.00	100	2020	2020	3	87	4,176	

LAND DESCRIPTION

TOTAL OB/XF 14,998

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	0	0005	OR	0.00	0.00	5.96	AC		1.00	1.00	1.00	21,000.00	21,000.00	125,160							

REVIEW DATE 03/12/2024 BY WWA Total Acres: 5.96 Total Land Value: 125,160 Market: 0 Agricultural: 0 Common: 125,160 PRINTED 07/09/2026 BY SYS