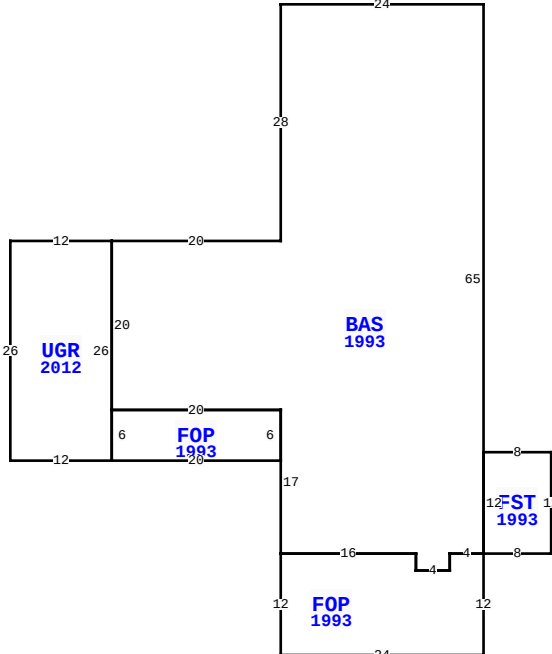


PT OF LOT 55 SEC 27-3N-24
IN OR 2447/1942
UTIL ESMT IN DBK 122/170 & OR 18

CROSS SHANON EDWARD
36380 WEDGEWOOD WAY
CALLAHAN, FL 32011

2026

27-3N-24-2020-0055-0010

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	AP	NORM	% COND	VALUATION SUMMARY																
Exterior Wall	05	AVERAGE 100	0100	01	2,281	93.1000	97.76	222,991	1955	1955	0	0	40	24.75	35.25	VALUATION BY		STANDARD														
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM 100% - 2022										Heated Area: 1968					HX Base Yr 2022					Tax Group: 4		Tax Dist:							
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE		78,604																	
Interior Wall	04	PLYWOOD 100											TOTAL MARKET OB/XF VALUE		374																	
Interior Floo	13	LVT/LAMNT 100											TOTAL LAND VALUE - MARKET		35,700																	
Air Condition	01	NONE 100											TOTAL MARKET VALUE		114,678																	
Heating Type	01	NONE 100											SOH/AGL Deduction		16,161																	
Bedrooms	3	100											ASSESSED VALUE		98,517																	
Bathrooms	2	100											TOTAL EXEMPTION VALUE		HX HB VX 56,411																	
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE		42,106																	
Stories	1.	1. 100											TOTAL JUST VALUE		114,678																	
Units	0	100											NCON VALUE		0																	
Occupancy	00	NONE 100	INCOME VALUE																													
			PREVIOUS YEAR MKT VALUE		116,191																											
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	1,968	100	1993	1,968	67,818																											
FOP	120	30	1993	36	1,240																											
FOP	280	30	1993	84	2,895																											
FST	96	55	1993	53	1,826																											
UGR	312	45	2012	140	4,824																											
TOTALS		2,776		2,281	78,604																											
EXTRA FEATURES						36380 WEDGEWOOD WAY, CALLAHAN										BLD DATE				LGL DATE												
																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	05/12/2026			MLU												
1	0940	SHEDS/PORT	0	100	8	13			18.00	100	1980	1980	3	20	374																	