PT OF LOT 13
IN OR 2729/38
SUB SEC 49 PB 2/15

JOUDI RAYMOND
33293 WIREGRASS WAY
CALLAHAN, FL 32011

**2026**

**49-2N-25-4100-0013-0070**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

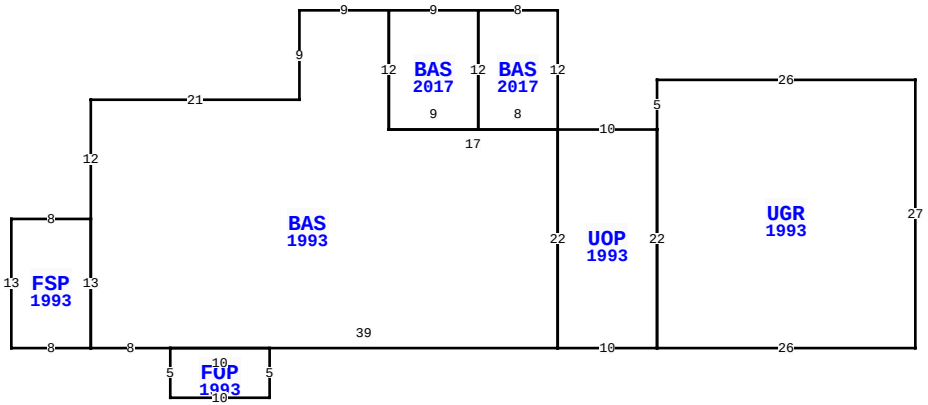
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 60 |
| Exterior Wall | 05 | AVERAGE 40 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 11 | CLAY TILE 70 |
| Interior Floo | 14 | CARPET 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 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 0100 | SINGLE FAMILY |
| MAP NUM | | MKT AREA 08 |
| NEIGHBORHOOD/LOC | 8026.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,205 | 100 | 1993 | 1,205 | 137,134 |
| BAS | 96 | 100 | 2017 | 96 | 10,925 |
| BAS | 108 | 100 | 2017 | 108 | 12,291 |
| FOP | 50 | 30 | 1993 | 15 | 1,707 |
| FSP | 104 | 40 | 1993 | 42 | 4,780 |
| UGR | 702 | 45 | 1993 | 316 | 35,962 |
| UOP | 220 | 20 | 1993 | 44 | 5,007 |
| TOTALS | 2,485 | | | 1,826 | 207,807 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,826 | 127.3650 | 133.73 | 244,191 | 1945 | 1995 | 0 | 0 | 0 | 14.90 | 85.10 |

1 SINGLE FAM 0% - 2025 Heated Area: 1409 HX Base Yr




541811 US HWY 1, CALLAHAN

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2026 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 207,807 |
| TOTAL MARKET OB/XF VALUE | 400 |
| TOTAL LAND VALUE - MARKET | 30,600 |
| TOTAL MARKET VALUE | 238,807 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 238,807 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 238,807 |
| TOTAL JUST VALUE | 238,807 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 234,434 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 3726 | GARAGE | 4,371 | 11/24/1986 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2729/38 | 7/26/2024 | WD | Q | I | 01 | 280,000 |
| GRANTOR: SCHIRMER DANIEL | | | | | | |
| GRANTEE: JOUDI RAYMOND | | | | | | |
| 2259/1201 | 2/25/2019 | WD | Q | I | 01 | 189,000 |
| GRANTOR: NGUYEN HIEN MARY | | | | | | |
| GRANTEE: SCHIRMER DANIEL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

UGR=[YR=1993] W26 S5 UOP=[YR=1993] W10 BAS=[YR=2017] N12 W8 BAS=[YR=2017] W9 BAS=[YR=1993] W9 S9 W21 S12 FSP=[YR=1993] W8 S13 E8 N13 $ S13 E8FOP=[YR=1993] S5 E10 N5 W10 $ E39 N22 W17 N12 $S12 E9 N12$ S12 E8$ S22 E10 N22 $ S22 E26 N27 $ .

## 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 | 0504 | FP-ELECTRI | 0 | 0 | 0 | 0 | 1.00 | UT | 2,000.00 | 2,000.00 | 100 | 1960 | 1960 | 3 | 20 | 400 | |

## LAND DESCRIPTION

TOTAL OB/XF 400

| 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 | 0004 | OR | 0.00 | 0.00 | 1.02 | AC | | 1.00 | 1.00 | 0.60 | 50,000.00 | 30,000.00 | 30,600 | | | | | | | |

REVIEW DATE 04/08/2024 BY TWA Total Acres: 1.02 Total Land Value: 30,600 Market: 0 Agricultural: 0 Common: 30,600 PRINTED 07/09/2026 BY SYS