E1/2 OF N1/2 OF NW1/4 OF
SEC 28-2N-24E IN OR 2334/1409
ESMT IN OR 2364-1752

WINGATE NORMAN K
PO BOX 606
CALLAHAN, FL 32011

2023

28-2N-24-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/24/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	320,000
TOTAL MARKET VALUE	31,600
SOH/AGL Deduction	0
ASSESSED VALUE	31,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,600
TOTAL JUST VALUE	320,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2334/1409	1/22/2020	WD	U	V	11	100

GRANTOR: WINGATE LIVING TRUST
GRANTEE: WINGATE NORMAN K

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	005401	A	TIMB2-1 SI	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	790.00	790.00	31,600							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	40.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	320,000							

REVIEW DATE 05/24/2023 BY MLU Total Acres: 40.00 Total Land Value: 31,600 Market: 320,000 Agricultural: 31,600 Common: 0 PRINTED 08/02/2023 BY SYS