

WINGATE TERESA H
612317 RIVER RD
CALLAHAN, FL 32011

28-2N-24-0000-0003-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structure03AVERAGE 100 GABLE/HIP 100

Roof Cover01MINIMUM 100

Interior Wall02WALL BD/WD 100

Interior Floor09PINE WOOD 100

Air Condition03CENTRAL 100

Heating Type Bedrooms04AIR DUCTED 100 3 100

Bathrooms Frame Stories02WOOD FRAME 100 1. 1. 100

Units BUD8 Adjustme Occupancy06DIST 1D 100 NONE 100

Quality03Quality Level 03

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA08

NEIGHBORHOOD/LOC8001.00

TOTALS1,4241,22089,277

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,1201001,12081,959

FSP12840513,732

UOP40208586

USP13630413,000

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0100011,22098.580088.97108,543190019800017.7582.25

SINGLE FAM - 0% - 0Heated Area: 1120HX Base Yr

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE89,277

TOTAL MARKET OB/XF VALUE72,066

TOTAL LAND VALUE - MARKET587,500

TOTAL MARKET VALUE290,121

SOH/AGL Deduction96,153

ASSESSED VALUE193,968

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE193,968

TOTAL JUST VALUE748,843

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE145,710

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2364/17575/21/2020WDUUI11100

GRANTOR: WINGATE LIVING TRUST

GRANTEE: WINGATE TERESA H

1543/133112/31/2007WDUUI01100

GRANTOR: WINGATE NORMAN KEITH

GRANTEE: WINGATE NORMAN K &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 UOP=[YR=2002] N8 W5 USP=[YR=1993] W17 S8 E17 N8 \$ S8 E5 \$ W22 S40 FSP=[YR=1993] S8 E16 N8 W16 \$ E16 S8 E10 N48 \$.

EXTRA FEATURES

612317 RIVER RD, CALLAHAN

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

06/13/2023MLU

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

40511GARAGE CB-004521945.00SF40.0040.00100197019703228,316

50940SHEDS/PORT001212144.00SF30.0030.0010019851985320864

60937WELL00001.00UT6,000.006,000.001002000200031006,000

70681POLE SHED0032321,024.00SF15.0015.00100196019603203,072

80681POLE SHED0070614,270.00SF15.0015.001001960196032012,810

90681POLE SHED0000702.00SF15.0015.00100198019803202,106

100300BOAT DCK W0000235.00SF40.0040.00100200420043403,760

110680POLE SHED003218576.00SF10.0010.00100200520053442,534

120810CONCRETE A002013260.00SF6.506.50100199019903621,048

130681POLE SHED00159135.00SF11.2511.2510020052005344668

LAND DESCRIPTION

TOTAL OB/XF41,178

L NUSE CODECLS LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000CRURAL HOME00004OR0.000.002.00AC1.001.001.0030,000.0030,000.0060,000

2005901AHARDWOOD SI000.000.0017.50AC1.001.001.00225.00225.003,938

3005010ASVCE ACRGE000.000.003.00AC1.001.001.00500.00500.001,500

4005400ATIMBER 1 SI000.000.0084.50AC1.001.001.00720.00720.0060,840

5009530CPOND000.000.001.00AC1.001.001.002,500.002,500.002,500

6009910MMKT. VAL. AG000.000.00105.00AC1.001.001.005,000.005,000.00525,000

REVIEW DATE04/06/2020BYTWA

Total Acres: 108.00Total Land Value: 128,778Market: 525,000Agricultural: 66,278Common: 62,500PRINTED 08/02/2023 BY SYS

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