



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	08	SHT VINYL 20
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	06	Quality Level 06
DOR CODE	5000	IMPROVED AG

MAP NUM		MKT AREA	08
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NEIGHBORHOOD/LOC	8001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	115,744
FEP	144	80	115	9,816
FGR	405	55	223	19,035
FOP	18	30	5	427
FOP	204	30	61	5,207

TOTALS	2,127		1,760	150,227
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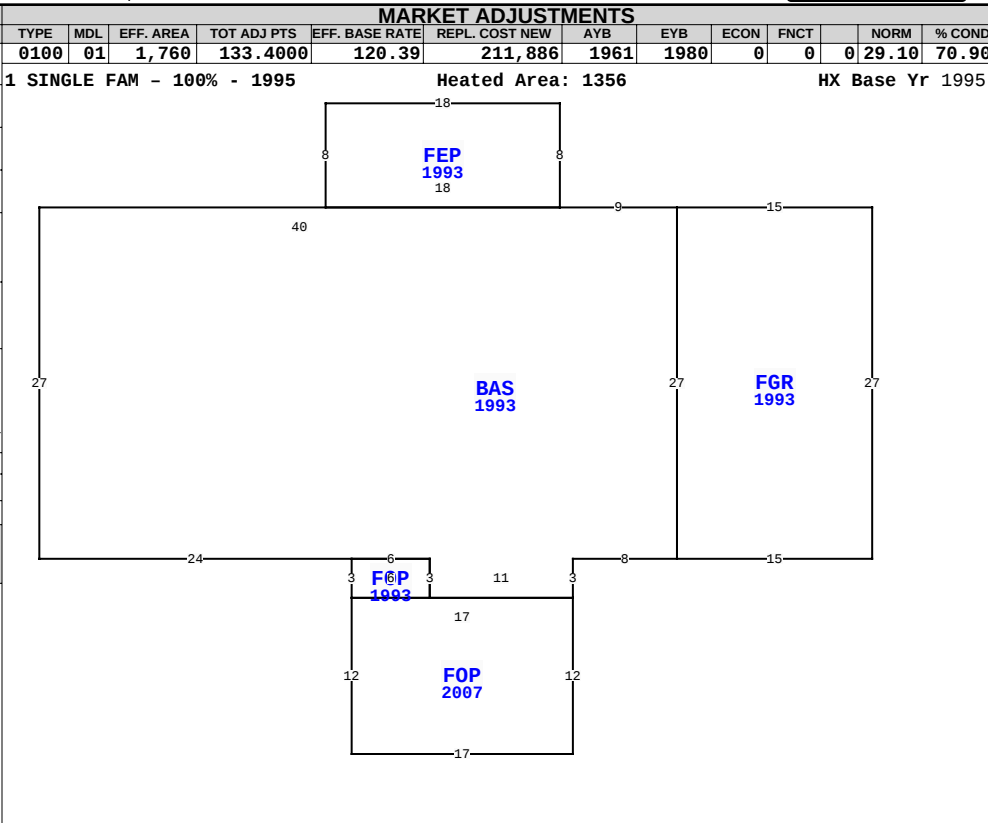
EXTRA FEATURES

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
1	0350	CARPORT WD	0 100	36	24	864.00	SF	13.00	13.00	100	1997	1997	3	20	2,246	
3	1242	WD DECK A	0 100	12	12	144.00	SF	10.00	10.00	100	2007	2007	3	35	504	
5	0803	ASPHALT C	0 100	0	0	7,103.00	SF	1.50	1.50	100	2006	2006	3	60	6,393	
6	0811	CONCRETE B	0 100	0	0	612.00	SF	5.20	5.20	100	1998	1998	3	77	2,450	
7	0430	CL FNC 6B	0 0	0	0	220.00	LF	9.70	9.70	100	2007	2007	3	74	1,579	
8	0466	FNC GT 20'	0 0	0	0	1.00	UT	600.00	600.00	100	2007	2007	3	74	444	
9	0424	CL FNC 6'	0 0	0	0	180.00	LF	20.00	20.00	100	2007	2007	3	74	2,664	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	005000	C	RURAL HOME	100	0004
2	005600	A	TIMBER 3 SI	0	
3	005902	A	HARDWOOD SI	0	
4	009910	M	MKT. VAL. AG	0	

REVIEW DATE	04/06/2020	BY	TWA
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612292 RIVER RD, CALLAHAN	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE		150,227	
TOTAL MARKET OB/XF VALUE		16,280	
TOTAL LAND VALUE - MARKET		416,350	
TOTAL MARKET VALUE		224,663	
SOH/AGL Deduction		99,377	
ASSESSED VALUE		125,286	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		75,286	
TOTAL JUST VALUE		582,857	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		162,365	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22709	XFOB	0	07/01/2009
E20887	ELEC OTHER	0	06/01/2008
B21448	XFOB	45,000	05/01/2008
E20019	ELEC OTHER	8,000	09/01/2007
C20448	CO ISSUED	0	08/01/2007
B20448	TEMP POLE	140,000	08/01/2007

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2364/1808	5/21/2020	WD U	I 11
GRANTOR: WINGATE LIVING TRUST			
GRANTEE: WINGATE NORMAN K			
1543/1329	12/31/2007	WD U	I 01
GRANTOR: WINGATE NORMAN KEITH			
GRANTEE: WINGATE NORMAN K &			

BUILDING NOTES			
BUILDING DIMENSIONS			
FGR=[YR=1993] W15 BAS=[YR=1993] W9 FEP=[YR=1993] N8 W18 S8 E18\$ W40 S27 E24 FOP=[YR=1993] S3 FOP=[YR=2007] S12 E17 N12 W17\$ E6 N3 W6\$ E6 S3 E11 N3 E8 N27\$ S27 E15 N27\$.			

TOTAL OB/XF

TOTAL OB/XF																16,280								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0			0.00	0.00	62.27	AC		1.00	1.00	1.00	410.00	410.00	25,531							
3	005902	A	HARDWOOD SI	0			0.00	0.00	15.00	AC		1.00	1.00	1.00	175.00	175.00	2,625							
4	009910	M	MKT. VAL. AG	0			0.00	0.00	77.27	AC		1.00	1.00	1.00	5,000.00	5,000.00	386,350							

Market:	386,350	Agricultural:	28,156	Common:	30,000
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