LOT 18 & S43 FT OF LOT 19
PT OR 1264/579
EX S-1 OF LOT 18

WINGATE FAMILY REVOCABLE TRUST/WINGATE DONALD T TR
45002 CARDINAL LANE
CALLAHAN, FL 32011

2023

28-2N-25-3060-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

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

CARDINAL LN, CALLAHAN

BLD DATE	05/28/2008	JW	LGL DATE	07/27/2023 DC
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	11,253
TOTAL LAND VALUE - MARKET	81,360
TOTAL MARKET VALUE	13,739
SOH/AGL Deduction	7,210
ASSESSED VALUE	6,529
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,529
TOTAL JUST VALUE	92,613
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1264/0579	10/07/2004	WD	U	I	01	100
GRANTOR: WINGATE DONALD T & LY						
GRANTEE: WINGATE DONALD T &						
1190/0181	11/20/2003	WD	U	I	01	100
GRANTOR: WINGATE DONALD T						
GRANTEE: WINGATE DONALD T &						

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
1	0350	CARPORT WD	0	0	30	15	570.00	SF	13.00	13.00	100	1980	1980	3	20	1,482	
2	0510	GARAGE WD-	0	0	30	38	900.00	SF	26.95	26.95	100	1980	1980	3	20	4,851	
3	0940	SHEDS/PORT	0	0	8	15	120.00	SF	30.00	30.00	100	1980	1980	3	20	720	
4	0681	POLE SHED	0	0	16	30	480.00	SF	15.00	15.00	100	1980	1980	3	20	1,440	
5	0200	BARN WD 0-	0	0	17	23	690.00	SF	20.00	20.00	100	1980	1980	3	20	2,760	

LAND DESCRIPTION

TOTAL OB/XF 11,253

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	005500	A	TIMBER 2 SI	0		OR	0.00	0.00	4.52	AC		1.00	1.00	1.00	550.00	550.00	2,486							
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	4.52	AC		1.00	1.00	1.00	18,000.00	18,000.00	81,360							

REVIEW DATE 07/27/2023 BY DC Total Acres: 4.52 Total Land Value: 2,486 Market: 81,360 Agricultural: 2,486 Common: 0 PRINTED 08/02/2023 BY SYS