

PT OF LOT 18
IN OR 2368/1454 &
PT OR 1264/579

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

2023

28-2N-25-3060-0018-0010



BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	05	AVERAGE 100		
Roof Structur	03	GABLE/HIP 100		
Roof Cover	03	COMP SHNGL 100		
Interior Wall	05	DRYWALL 100		
Interior Floo	07	CORK/VTILE 100		
Air Condition	03	CENTRAL 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms		0 100		
Bathrooms		0 100		
Frame	02	WOOD FRAME 100		
Stories		0 100		
Units		0 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA		08
NEIGHBORHOOD/LOC	8026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	28,933
FGR	750	55	412	19,868
TOTALS	1,350		1,012	48,801

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0150	01	1,012	102.6000	51.30	51,916	2004	2009	0	0	6.00	94.00
2 ACCESSORY U - 100% - 0											
Heated Area: 600 HX Base Yr											
FGR 2007 BAS 2007											
45002 CARDINAL LN, CALLAHAN											
				BLD DATE	05/28/2008	JW	LGL DATE				
				XF DATE			LAND DATE	09/30/2014			
				INC DATE			AG DATE	MF			

NASSAU COUNTY PROPERTY									
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VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					308,494				
TOTAL MARKET OB/XF VALUE					5,418				
TOTAL LAND VALUE - MARKET					68,940				
TOTAL MARKET VALUE					382,852				
SOH/AGL Deduction					163,861				
ASSESSED VALUE					218,991				
TOTAL EXEMPTION VALUE					HX HB DX 55,000				
BASE TAXABLE VALUE					163,991				
TOTAL JUST VALUE					382,852				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					319,598				