

PT OF LOT 9
LYING S OF LANDS DESCRIBED
PT OR 2463/1555

WINGATE NORMAN KEITH/ROBINSON JANET Y ET AL
PO BOX 606
CALLAHAN, FL 32011

2023

28-2N-25-3080-0009-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	10	TERRAZZO 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	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	08
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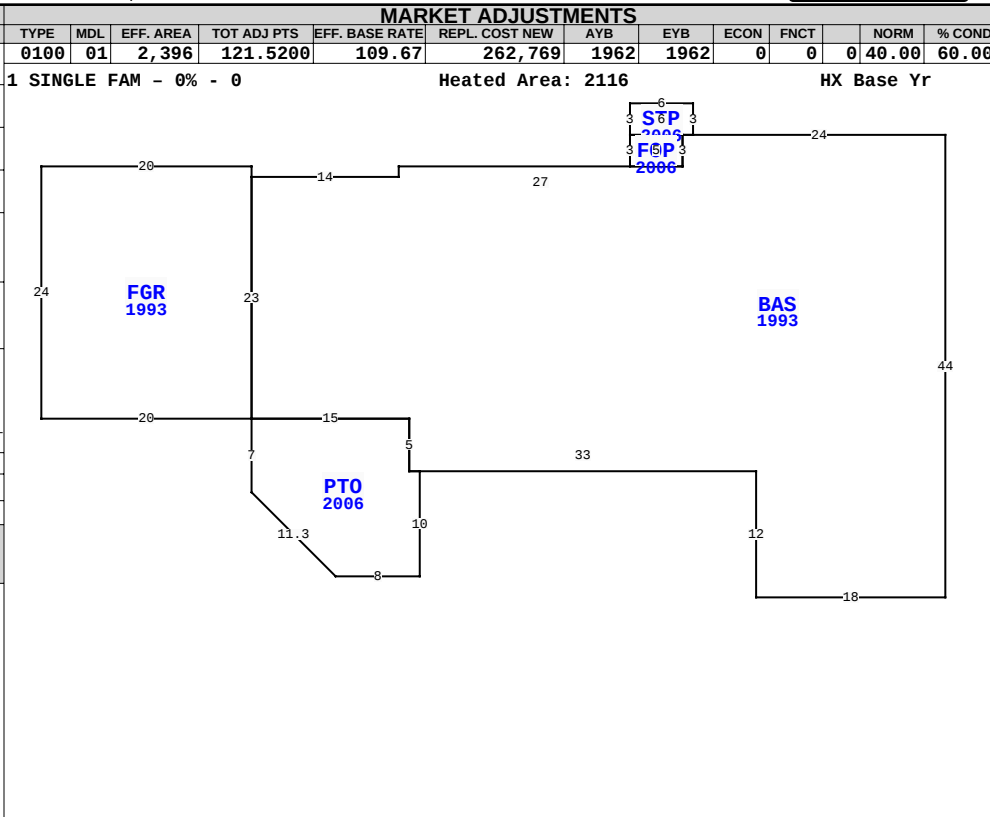
NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100	2,116	139,237
FGR	480	55	264	17,372
FOP	15	30	4	263
PTO	203	5	10	658
STP	18	10	2	131

TOTALS	2,832		2,396	157,661
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	0	0	0	2,496.00	SF	4.00	4.00	
2	0812	CONCRETE C	0	0	0	0	1,195.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	18.30	18.30	
4	0510	GARAGE WD-	0	0	20	12	240.00	SF	24.85	24.85	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.58	AC	



45071 HODGES RD, CALLAHAN	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF											
11,745											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			6
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE			157,661
TOTAL MARKET OB/XF VALUE			11,745
TOTAL LAND VALUE - MARKET			55,300
TOTAL MARKET VALUE			224,706
SOH/AGL Deduction			11,291
ASSESSED VALUE			213,415
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			213,415
TOTAL JUST VALUE			224,706
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			194,014

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2463/1555	4/08/2021	TD	U	I	11	100	
GRANTOR: WINGATE ROY & JEANETT							
GRANTEE: WINGATE NORMAN KEIT							
2455/0143	4/08/2021	PR	U	I	19	100	
GRANTOR: WINGATE NORMAN K P/R							
GRANTEE: WINGATE ROY & JEANE							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W24 STP=[YR=2006] N3 W6 S3 FOP=[YR=2006] S3 E5 N3 W5\$ E6\$ W1 S3 W27 S1 W14 FGR=[YR=1993] N1 W20 S24 E20 N23\$ S23 PTO=[YR=2006] S7 D8 R8 E8 N10 W1 N5 W15\$ E15 S5 E33 S12 E18 N44\$.											