

S-3 PT OF LOT 9
PT OR 2463/1555
EX R/W IN OR 442/673

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

2023

28-2N-25-3080-0009-0030



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 Floor	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2	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

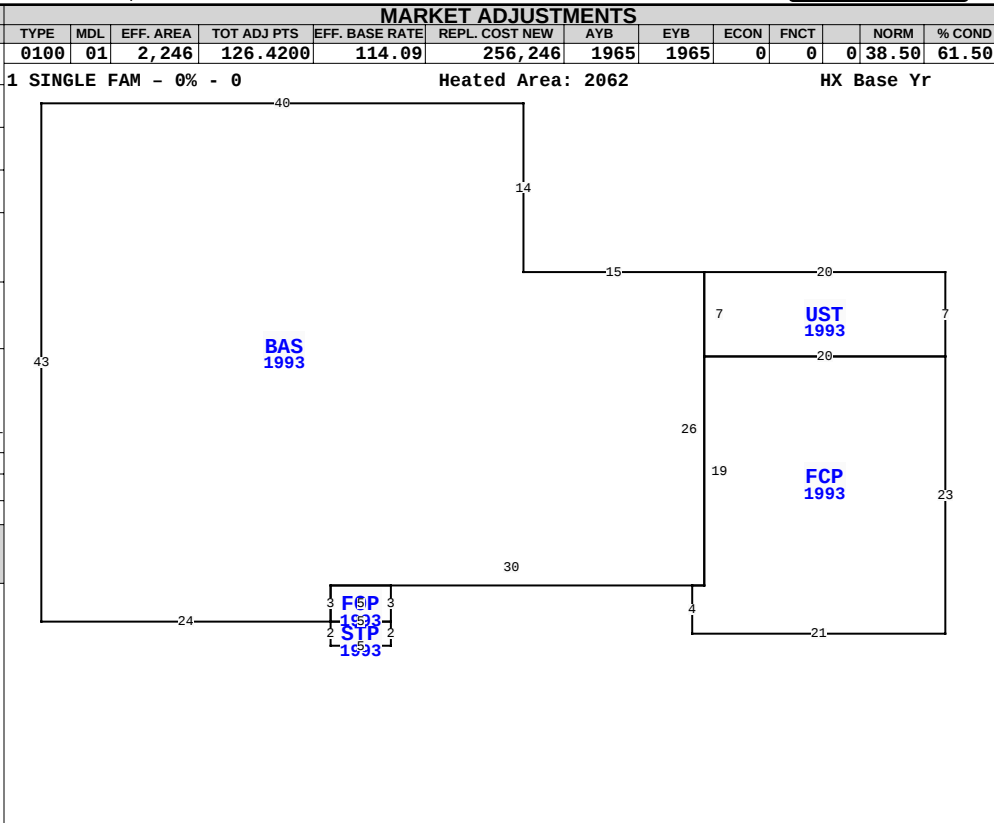
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2,062	144,681
FCP	464	25	116	8,139
FOP	15	30	4	280
STP	10	10	1	70
UST	140	45	63	4,421

TOTALS	2,691		2,246	157,591
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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
1	0812	CONCRETE C	0	0	0	1,123.00	SF	4.00	4.00	100	1990
2	0940	SHEDS/PORT	0	0	8	80.00	SF	18.30	18.30	100	1992
3	0510	GARAGE WD-	0	0	30	360.00	SF	21.00	21.00	100	1992

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0004	OR	0.00	0.00	0.64	AC	1.00



45101 HODGES RD, CALLAHAN	BLD DATE	06/22/2007	DJ	LGL DATE	
	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	157,591		
TOTAL MARKET OB/XF VALUE	4,590		
TOTAL LAND VALUE - MARKET	22,400		
TOTAL MARKET VALUE	184,581		
SOH/AGL Deduction	12,292		
ASSESSED VALUE	172,289		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	172,289		
TOTAL JUST VALUE	184,581		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	156,626		

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											
UST=[YR=1993] W20 BAS=[YR=1993] W15 N14 W40 S43 E24											
STP=[YR=1993] S2 E5 N2 FOP=[YR=1993] N3 W5 S3 E5\$ W5\$ N3 E											
30 FCP=[YR=1993] S4 E21 N23 W20 S19 W1\$ E1 N26\$ S7 E20 N7\$.											