

WINGO DALE E & MARY L
P O BOX 448
CALLAHAN, FL 32011-0448

34-2N-25-0000-0011-0060

[illegible]

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 2																																							
ELEMENT	CD											TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY										STANDARD																								
Exterior Wall	15	CONC BLOCK 90										0150	01	806	96.4700	48.24	38,881	1985	1985	0	0	0	18.30	81.70	Tax Group: 6										Tax Dist:																								
Exterior Wall	05	AVERAGE 10										2 ACCESSORY U - 100% - 1998										Heated Area: 806										HX Base Yr 1998																											
Roof Structur	03	GABLE/HIP 100										26 31 BAS 2008 26 31																																															
Roof Cover	03	COMP SHNGL 100																																																									
Interior Wall	05	DRYWALL 100																																																									
Interior Floo	14	CARPET 70																																																									
Interior Floo	08	SHT VINYL 30																																																									
Air Condition	02	WINDOW 100																																																									
Heating Type	01	NONE 100																																																									
Bedrooms	0	100																																																									
Bathrooms	1	100																																																									
Frame	02	WOOD FRAME 100																																																									
Stories	0	100																																																									
Units	0	100																																																									
Occupancy	00	NONE 100																																																									
Quality		03	Quality Level 03																																																								
DOR CODE		6000	PASTURELAND 1																																																								
MAP NUM			MKT AREA		08																																																						
NEIGHBORHOOD/LOC		8026.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	806	100	806	31,766																																																							
TOTALS		806		806	31,766																																																						
EXTRA FEATURES										54216 WILBUR JONES RD, CALLAHAN										BLD DATE										LGL DATE										05/19/2023										MLU									
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	XF DATE										LAND DATE																																
																		INC DATE										AG DATE																															
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