LOT 39
PT OR 2086/1108
NASSAU VILLAGE #3 S/D U/R

WINGO DALE EDWARD & MARY LISA
PO BOX 448
CALLAHAN, FL 32011

2023

37-1N-25-299C-0039-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

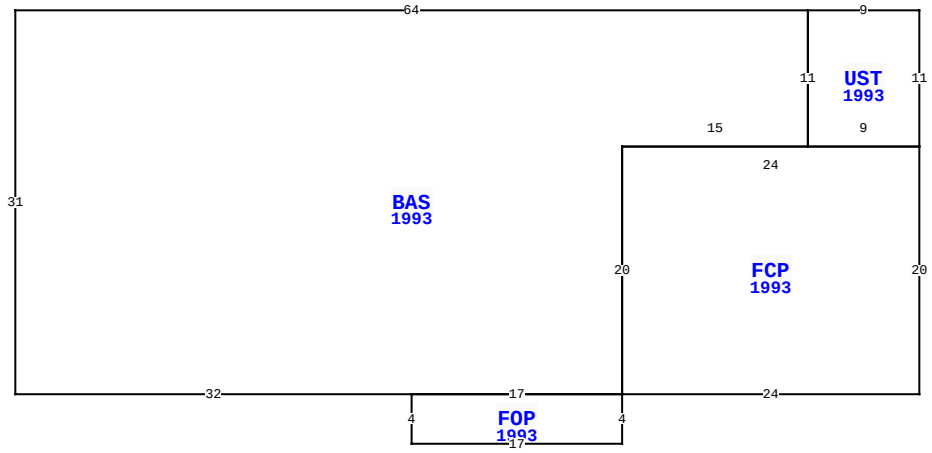
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
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	05	Quality Level 05
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	1,684	100	1,684	119,165
FCP	480	25	120	8,491
FOP	68	30	20	1,415
UST	99	45	45	3,184
TOTALS	2,331		1,869	132,256

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,869	107.1532	96.71	180,751	1974	1980	0	0	0	26.83	73.17

1 SINGLE FAM – 0% - 0 Heated Area: 1684 HX Base Yr



54425 JONAS DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	132,256
TOTAL MARKET OB/XF VALUE	3,330
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	180,586
SOH/AGL Deduction	29,159
ASSESSED VALUE	151,427
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	151,427
TOTAL JUST VALUE	180,586
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	156,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2086/1108	12/02/2016	QC	U	I	11	100
GRANTOR: WINGO LISA						
GRANTEE: WINGO DALE EDWARD &						
2049/0662	5/24/2016	FJ	U	I	11	0
GRANTOR: HUNTER MARY RUTH EST						
GRANTEE: WINGO LISA						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W9 BAS=[YR=1993] W64 S31 E32 FOP=[YR=1993] S4 E17 N4 FCP=[YR=1993] E24 N20 W24 S20$ W17$ E17 N20 E15 N11$ S11 E9 N11$.

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	0811	CONCRETE B	0	0	0	0	982.00	SF	5.20	5.20	100	1973	1973	3	25	1,277	
2	0940	SHEDS/PORT	0	0	16	17	272.00	SF	20.10	20.10	100	1972	1972	3	20	1,093	
3	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	1972	1972	3	20	480	
4	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	1972	1972	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 3,330

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	000100	C	SFR	0	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/20/2020 BY KBA Total Acres: 0.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/02/2023 BY SYS