

N1/2 OF SW1/4
S1/2 OF NW1/4
IN OR 2364/1757

WINGATE TERESA H
612317 RIVER RD
CALLAHAN, FL 32011

2024

28-2N-24-0000-0003-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY												
Exterior Wall	05	AVERAGE 100	0100	01	1,220	98.5800	93.65	114,253	1900	1980	0	0	0	18.00	82.00	VALUATION BY											
Roof Structure	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0										Heated Area: 1120					HX Base Yr					STANDARD				
Roof Cover	01	MINIMUM 100											BUILDING MARKET VALUE					93,687									
Interior Wall	02	WALL BD/WD 100											TOTAL MARKET OB/XF VALUE					69,792									
Interior Floor	09	PINE WOOD 100											TOTAL LAND VALUE - MARKET					587,500									
Air Condition	03	CENTRAL 100											TOTAL MARKET VALUE					293,102									
Heating Type	04	AIR DUCTED 100											SOH/AGL Deduction					85,520									
Bedrooms		3 100											ASSESSED VALUE					207,582									
Bathrooms		2 100											TOTAL EXEMPTION VALUE					0									
Frame	02	WOOD FRAME 100											BASE TAXABLE VALUE					207,582									
Stories	1.	1. 100											TOTAL JUST VALUE					750,979									
Units		0 100											NCON VALUE					0									
BUD8 Adjustme	06	DIST 1D 100											INCOME VALUE														
Occupancy	00	NONE 100											PREVIOUS YEAR MKT VALUE					748,843									
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