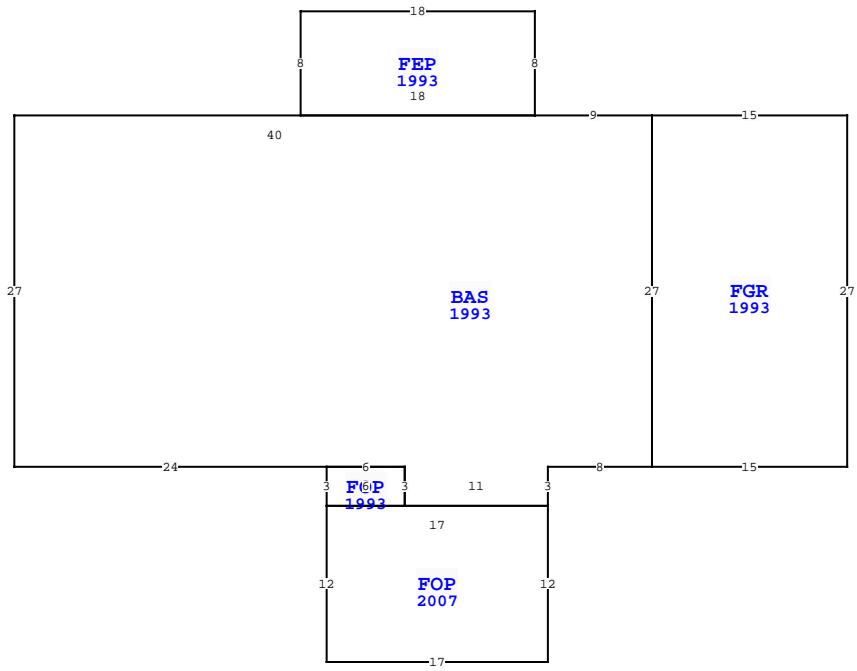


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	20 FACE BRICK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	12 HARDWOOD 80
Interior Floor	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	1,760	133.4000	126.73	223,045	1961	1980	0	0	29.65	70.35		
1 SINGLE FAM - 100% - 1995 Heated Area: 1356 HX Base Yr 1995													



Quality	06 Quality Level 06			
DOR CODE	5000 IMPROVED AG			
MAP NUM	MKT AREA 08			
NEIGHBORHOOD/LOC	8001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	120,894
FEP	144	80	115	10,253
FGR	405	55	223	19,882
FOP	18	30	5	446
FOP	204	30	61	5,439
TOTALS	2,127		1,760	156,912

EXTRA FEATURES																	
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
1	0350	CARPORT WD	0	100	36	24	864.00	SF	13.00	13.00	100	1997	1997	3	20	2,246	
2	1242	WD DECK A	0	100	12	12	144.00	SF	10.00	10.00	100	2007	2007	3	31	446	
3	0803	ASPHALT C	0	100	0	0	7,103.00	SF	1.50	1.50	100	2006	2006	3	58	6,180	
4	0811	CONCRETE B	0	100	0	0	612.00	SF	5.20	5.20	100	1998	1998	3	75	2,387	
5	0430	CL FNC 6B	0	0	0	0	220.00	LF	9.70	9.70	100	2007	2007	3	72	1,536	
6	0466	FNC GT 20'	0	0	0	0	1.00	UT	600.00	600.00	100	2007	2007	3	72	432	
7	0424	CL FNC 6'	0	0	0	0	180.00	LF	20.00	20.00	100	2007	2007	3	72	2,592	

612292 RIVER RD, CALLAHAN														BLD DATE		LGL DATE	06/13/2023	MLU
														XF DATE		LAND DATE		
														INC DATE		AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY					
VALUATION BY				STANDARD	
Tax Group: 6				Tax Dist:	
BUILDING MARKET VALUE				156,912	
TOTAL MARKET OB/XF VALUE				15,819	
TOTAL LAND VALUE - MARKET				416,350	
TOTAL MARKET VALUE				231,423	
SOH/AGL Deduction				102,442	
ASSESSED VALUE				128,981	
TOTAL EXEMPTION VALUE				50,000	
BASE TAXABLE VALUE				78,981	
TOTAL JUST VALUE				589,081	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				582,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22709	XFOB	0	07/01/2009
E20887	ELEC OTHER	0	06/01/2008
B21448	XFOB	45,000	05/01/2008
E20019	ELEC OTHER	8,000	09/01/2007
C20448	CO ISSUED	0	08/01/2007
B20448	TEMP POLE	140,000	08/01/2007

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1808	5/21/2020	WD	U	I	11	100

GRANTOR: WINGATE LIVING TRUST
GRANTEE: WINGATE NORMAN K

1543/1329	12/31/2007	WD	U	I	01	100
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GRANTOR: WINGATE NORMAN KEITH
GRANTEE: WINGATE NORMAN K &

BUILDING NOTES													
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BUILDING DIMENSIONS													
FGR=[YR=1993] W15 BAS=[YR=1993] W9 FEP=[YR=1993] N8 W18 S8 E18\$ W40 S27 E24 FOP=[YR=1993] S3 FOP=[YR=2007] S12 E17 N12 W17\$ E6 N3 W6\$ E6 S3 E11 N3 E8 N27\$ S27 E15 N27\$.													

LAND DESCRIPTION														TOTAL OB/XF 15,819										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	62.27	AC		1.00	1.00	1.00	415.00	415.00	25,842							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	190.00	190.00	2,850							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	77.27	AC		1.00	1.00	1.00	5,000.00	5,000.00	386,350							