

PT OF LOT 18
IN OR 2368/1454 &
PT OR 1264/579

WINGATE FAMILY REVOCABLE TRUST/WINGATE DONALD T TR
45002 CARDINAL LANE
CALLAHAN, FL 32011

2024

28-2N-25-3060-0018-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	26	AL SIDING 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	11	CLAY TILE 90
Interior Floo	14	CARPET 10
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08

NEIGHBORHOOD/LOC	8026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,078	100	2,078	225,736
FEP	200	80	160	17,381
SFB	320	80	256	27,809

TOTALS	2,598	2,494	270,926
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,126.00	SF	4.00	4.00	
2	0351	CARPORT MT	0	100	20	18	360.00	SF	6.60	6.60	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	20.10	20.10	
4	0681	POLE SHED	0	100	12	8	96.00	SF	15.00	15.00	
5	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	
6	0940	SHEDS/PORT	0	100	12	6	72.00	SF	30.00	30.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSD
1	000115	C	SFR ACRES	100		OR	0.00	0.00	3.83	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,494	110.8512	138.56	345,569	1974	1995	0	0	21.60	78.40
1 SNGL FAM - 100% - 0											
Heated Area: 2334 HX Base Yr											
45002 CARDINAL LN, CALLAHAN											
BLD DATE 05/28/2008 JW LGL DATE 09/30/2014 MF											
XF DATE INC DATE											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 2	
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		319,467	
TOTAL MARKET OB/XF VALUE		5,191	
TOTAL LAND VALUE - MARKET		68,940	
TOTAL MARKET VALUE		393,598	
SOH/AGL Deduction		168,037	
ASSESSED VALUE		225,561	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		170,561	
TOTAL JUST VALUE		393,598	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		382,852	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003987	REPAIR/RRF	0	05/12/2020
B1633559	REPAIR/RRF	10,784	12/01/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2368/1454	5/14/2020	WD U	V		37
GRANTOR: BELT JOHN O & CYNTHIA					
GRANTEE: WINGATE FAMILY REVO					
1264/0579	10/07/2004	WD U	I		01
GRANTOR: WINGATE DONALD T & LY					
GRANTEE: WINGATE DONALD T &					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W18 N2 FEP=[YR=2007] N8 W25 S8 E25\$ W44 S2											
SFB=[YR=2007] W20 S16 E20 N16\$ S16 W20 S12 E21 D2 R2 E5 U2											
R2 E52 N28\$.											

[illegible]