

PT OF LOT 9
LYING S OF LANDS DESCRIBED
PT OR 2463/1555

WINGATE NORMAN KEITH/ROBINSON JANET Y ET AL
PO BOX 606
CALLAHAN, FL 32011

2024

28-2N-25-3080-0009-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	14	CARPET 80
Interior Floo	10	TERRAZZO 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

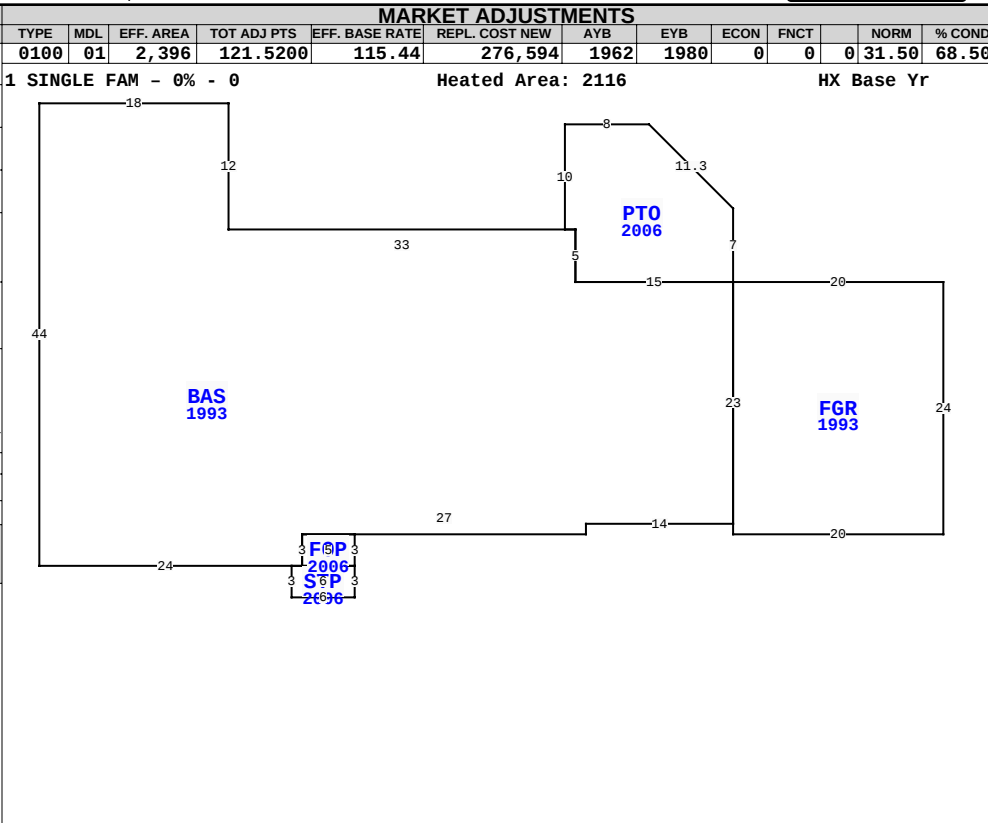
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,116	100	2,116	167,326
FGR	480	55	264	20,876
FOP	15	30	4	316
PTO	203	5	10	790
STP	18	10	2	158

TOTALS	2,832		2,396	189,467
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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	0	0	0	2,496.00	SF	4.00	4.00	
2	0812	CONCRETE C	0	0	0	0	1,195.00	SF	4.00	4.00	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	18.30	18.30	
4	0510	GARAGE WD-	0	0	20	12	240.00	SF	24.85	24.85	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.58	AC	



TOTAL OB/XF											
11,329											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		189,467	
TOTAL MARKET OB/XF VALUE		11,329	
TOTAL LAND VALUE - MARKET		55,300	
TOTAL MARKET VALUE		256,096	
SOH/AGL Deduction		21,339	
ASSESSED VALUE		234,757	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		234,757	
TOTAL JUST VALUE		256,096	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		224,766	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2463/1555	4/08/2021	TD	U	I	11
GRANTOR: WINGATE ROY & JEANETT					SALE PRICE
GRANTEE: WINGATE NORMAN KEIT					100
2455/0143	4/08/2021	PR	U	I	19
GRANTOR: WINGATE NORMAN K P/R					100
GRANTEE: WINGATE ROY & JEANE					

BUILDING NOTES											
BAS=[YR=1993;ORIG=-86,41] E24 E1 N3 E27 N1 E14 N23 W15 N5 W33 N12 W18 S44 \$											
FGR=[YR=1993;ORIG=-20,37] S1 E20 N24 W20 S23 \$											
PTO=[YR=2006;ORIG=-20,14] N7 U8L8 W8 S10 E1 S5 E15 \$											
STP=[YR=2006;ORIG=-62,41] S3 E6 N3 W6 \$											
FOP=[YR=2006;ORIG=-56,41] N3 W5 S3 E5 \$											