S-3 PT OF LOT 9
PT OR 2463/1555
EX R/W IN OR 442/673

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

2024

28-2N-25-3080-0009-0030

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	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

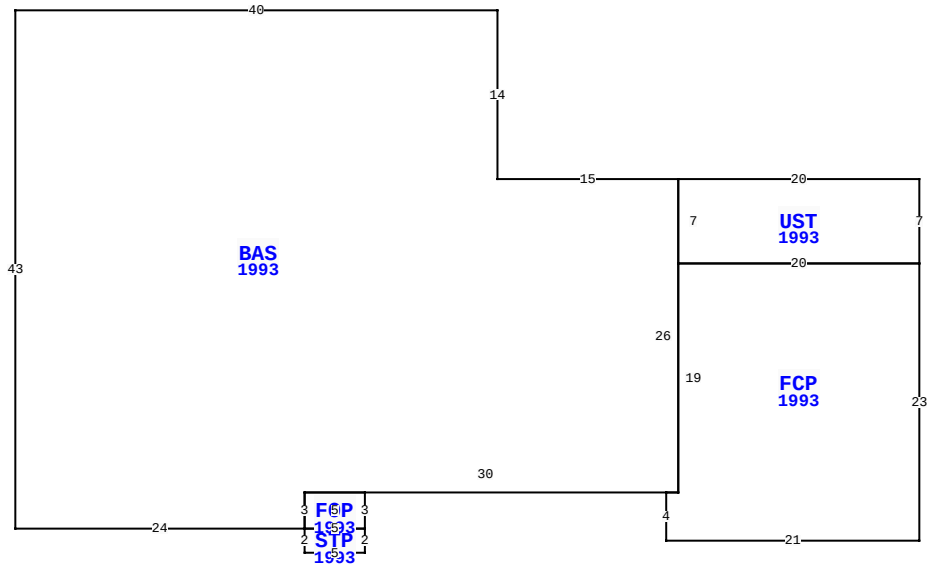
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 08
NEIGHBORHOOD/LOC 8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,062	100	2,062	169,638
FCP	464	25	116	9,543
FOP	15	30	4	329
STP	10	10	1	82
UST	140	45	63	5,183
TOTALS	2,691		2,246	184,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,246	126.4200	120.10	269,745	1965	1980	0	0	0	31.50	68.50

1 SINGLE FAM – 0% - 0 Heated Area: 2062 HX Base Yr



45101 HODGES RD, CALLAHAN

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	184,775
TOTAL MARKET OB/XF VALUE	4,185
TOTAL LAND VALUE - MARKET	22,400
TOTAL MARKET VALUE	211,360
SOH/AGL Deduction	22,115
ASSESSED VALUE	189,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	189,245
TOTAL JUST VALUE	211,360
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	184,581

BLDG:1:1: MISC SHEDS NO VALUE

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1993] W20 BAS=[YR=1993] W15 N14 W40 S43 E24
STP=[YR=1993] S2 E5 N2 FOP=[YR=1993] N3 W5 S3 E5$ W5$ N3 E
30 FCP=[YR=1993] S4 E21 N23 W20 S19 W1$ E1 N26$ S7 E20 N7$.

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	0812	CONCRETE C	0	0	0	0	1,123.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,673	
3	0510	GARAGE WD-	0	0	30	12	360.00	SF	21.00	21.00	100	1992	1992	3	20	1,512	

LAND DESCRIPTION

TOTAL OB/XF 4,185

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	0004	OR	0.00	0.00	0.64	AC		1.00	1.00	1.00	35,000.00	35,000.00	22,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 0.64 Total Land Value: 22,400 Market: 0 Agricultural: 0 Common: 22,400 PRINTED 08/06/2024 BY SYS