IN OR 1351/1273

WINGO DALE E & MARY L
P O BOX 448
CALLAHAN, FL 32011-0448

2024

34-2N-25-0000-0011-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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

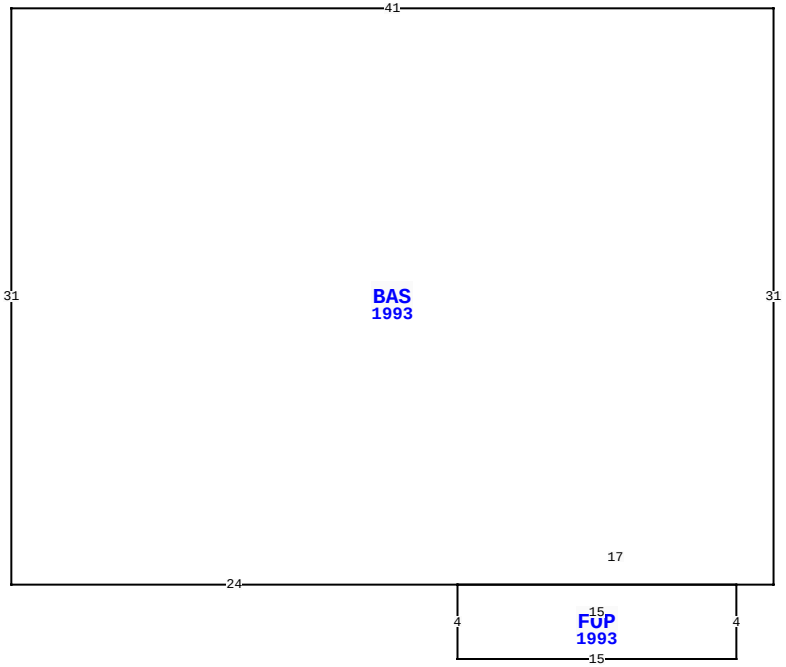
DOR CODE	6000	PASTURELAND 1	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,271	100	1,271	104,855
FOP	60	30	18	1,485
TOTALS	1,331		1,289	106,340

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,289	104.0000	98.80	127,353	1983	1990	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1998 Heated Area: 1271 HX Base Yr 1998



54216 WILBUR JONES RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,845
TOTAL MARKET OB/XF VALUE		7,167
TOTAL LAND VALUE - MARKET		118,150
TOTAL MARKET VALUE		183,668
SOH/AGL Deduction		70,601
ASSESSED VALUE		113,067
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		63,067
TOTAL JUST VALUE		264,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		248,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2973	GARAGE	7,400	09/08/1985

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1351/1273	9/21/2005	QC	U	I	01	100
GRANTOR: WINGO MARY L						
GRANTEE: WINGO DALE E & MARY						
0788/0357	3/24/1997	QC	U	I	01	100
GRANTOR: WINGO DALE						
GRANTEE: WINGO MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 S31 E24 FOP=[YR=1993] S4 E15 N4 W15$ E17 N31$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	54	1,890	
2	0811	CONCRETE B	0	100	0	0	561.00	SF	5.20	5.20	100	1985	1985	3	47	1,371	
3	0681	POLE SHED	0	100	31	30	930.00	SF	15.00	15.00	100	1985	1985	3	28	3,906	

LAND DESCRIPTION

TOTAL OB/XF 7,167

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	005000	C	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	006005	A	PAST/GRAZE	0		OR	0.00	0.00	5.15	AC		1.00	1.00	1.00	370.00	370.00	1,906							
3	009530	C	POND	100		OR	0.00	0.00	0.30	AC		1.00	1.00	1.00	2,500.00	2,500.00	750							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	5.15	AC		1.00	1.00	1.00	16,000.00	16,000.00	82,400							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 6.45 Total Land Value: 37,656 Market: 82,400 Agricultural: 1,906 Common: 35,750 PRINTED 08/06/2024 BY SYS

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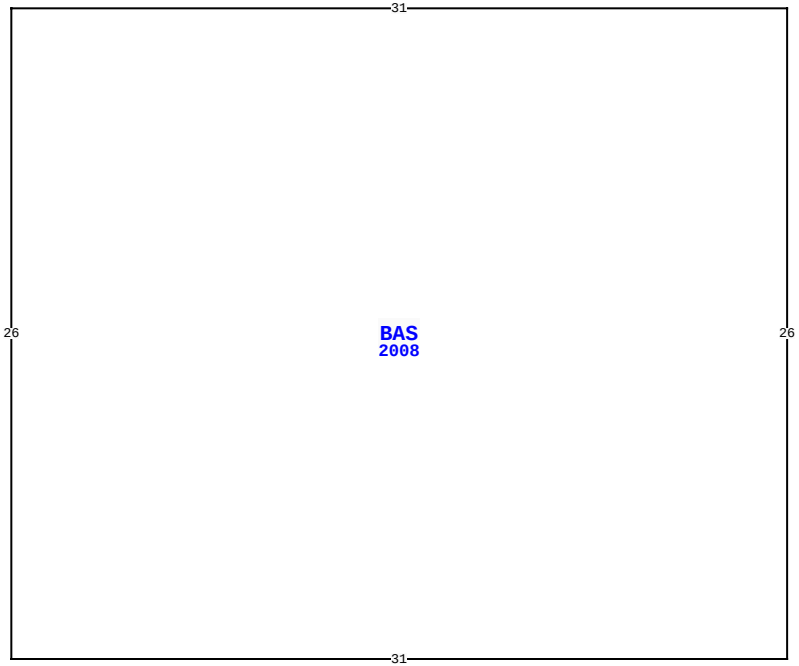
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	806	100	806	32,505
TOTALS	806		806	32,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	806	96.4700	48.24	38,881	1985	1990	0	0	0	16.40	83.60

2 ACCESORY U – 100% - 1998 Heated Area: 806 HX Base Yr 1998



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0788/0357	3/24/1997	QC	U	I	01	100
GRANTOR: WINGO DALE						
GRANTEE: WINGO MARY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W31 S26 E31 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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