

LOT 39
PT OR 2086/1108
NASSAU VILLAGE #3 S/D U/R

WINGO DALE EDWARD & MARY LISA
PO BOX 448
CALLAHAN, FL 32011

2024

37-1N-25-299C-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 90
Interior Floor	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 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

Quality 05 Quality Level 05

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	1,684	100	1,684	124,596
FCP	480	25	120	8,879
FOP	68	30	20	1,480
UST	99	45	45	3,329

TOTALS 2,331 1,869 138,284

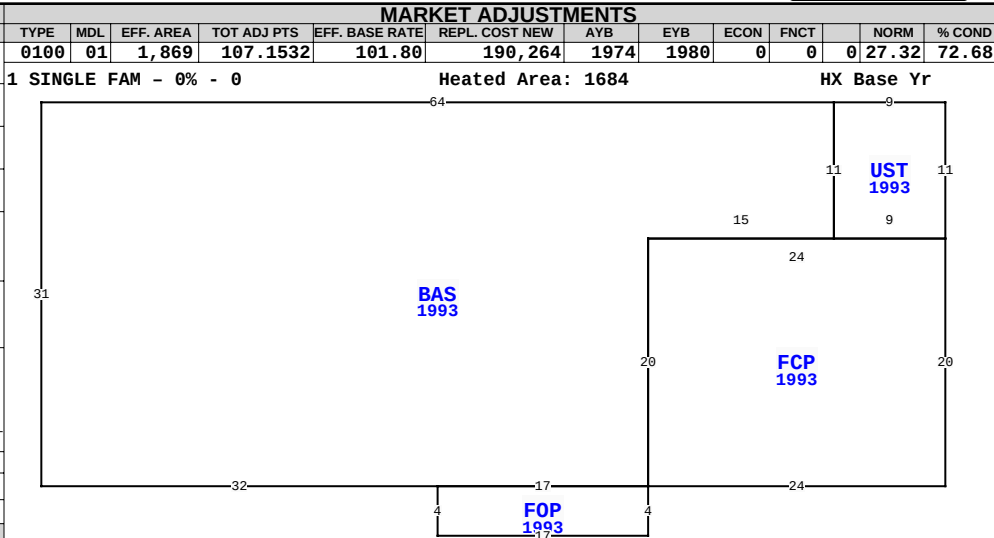
EXTRA FEATURES

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	0811	CONCRETE B	0	0	0	0	982.00	SF	5.20	5.20	100	1973	1973	3	24	1,226	
2	0940	SHEDS/PORT	0	0	16	17	272.00	SF	20.10	20.10	100	1972	1972	3	20	1,093	
3	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	1972	1972	3	20	480	
4	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	1972	1972	3	20	480	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	RM	0.00	0.00	1.00	LT		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 04/20/2020 BY KBA



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

54425 JONAS DR, CALLAHAN

TOTAL OB/XF 3,279																
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NASSAU COUNTY PROPERTY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		138,284
TOTAL MARKET OB/XF VALUE		3,279
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		186,563
SOH/AGL Deduction		19,993
ASSESSED VALUE		166,570
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		166,570
TOTAL JUST VALUE		186,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		180,586

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2086/1108	12/02/2016	QC	U	I	11	100
GRANTOR: WINGO LISA						
GRANTEE: WINGO DALE EDWARD &						
2049/0662	5/24/2016	FJ	U	I	11	0
GRANTOR: HUNTER MARY RUTH EST						
GRANTEE: WINGO LISA						

BUILDING NOTES

BUILDING DIMENSIONS	
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UST=[YR=1993] W9 BAS=[YR=1993] W64 S31 E32 FOP=[YR=1993] S4 E17 N4 FCP=[YR=1993] E24 N20 W24 S20\$ W17\$ E17 N20 E15 N11\$ S11 E9 N11\$.