PT OF NW1/4 OF SEC 5-3N-26E &
PT OF TRACT A OF PBK 5/334 IN
OR 1818/651 & OR 1818/654

KOLLETAR TRAVIS E & AMANDA D
67185 WINGATE LANDING RD
YULEE, FL 32097

2025

05-3N-26-0000-0002-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

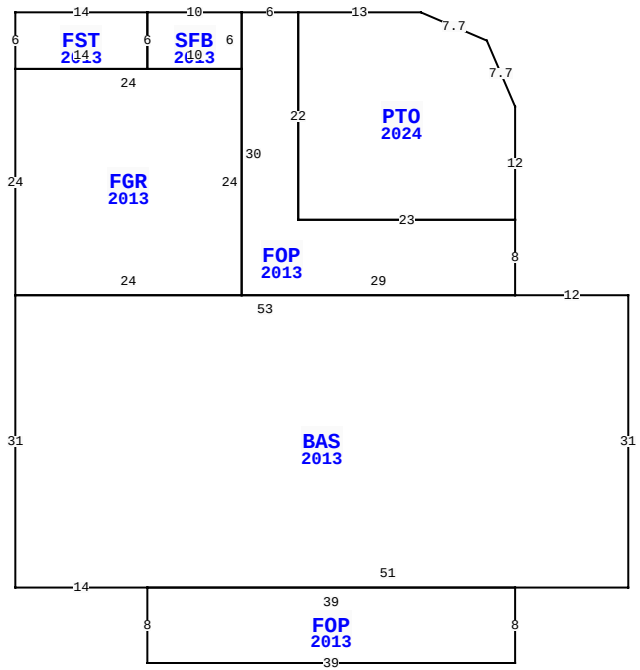
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2013	2,015	306,146
FGR	576	55	2013	317	48,163
FOP	312	30	2013	94	14,281
FOP	364	30	2013	109	16,560
FST	84	55	2013	46	6,989
PTO	476	5	2024	24	3,646
SFB	60	80	2013	48	7,293
TOTALS	3,887			2,653	403,079

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,653	121.1616	159.93	424,294	2013	2013	0	0	0	5.00	95.00

1 SNGL FAM – 100% - 2014 Heated Area: 2063 HX Base Yr 2014



67185 WINGATE LANDING RD, YULEE

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: 4	Tax Dist:	
BUILDING MARKET VALUE		403,079
TOTAL MARKET OB/XF VALUE		5,539
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		498,618
SOH/AGL Deduction		214,912
ASSESSED VALUE		283,706
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,984
TOTAL JUST VALUE		498,618
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		479,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327274	CO ISSUED	0	12/11/2013
B1327274	NEW CONSTR	259,529	06/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1818/0654	10/08/2012	SW	U	V	30	100
GRANTOR: GOODE GEORGE D & DELE						
GRANTEE: KOLLETAR TRAVIS E &						
1818/0651	10/08/2012	SW	U	I	30	100
GRANTOR: GOODE GEORGE D & DELE						
GRANTEE: KOLLETAR TRAVIS E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013;ORIG=0,0] W12 W53 S31 E14 E51 N31 $
FGR=[YR=2013;ORIG=-65,-24] S24 E24 N24 W24 $
FOP=[YR=2013;ORIG=-12,0] N8 W23 N22 W6 S30 E29 $
FOP=[YR=2013;ORIG=-51,31] S8 E39 N8 W39 $
FST=[YR=2013;ORIG=-51,-30] W14 S6 E14 N6 $
SFB=[YR=2013;ORIG=-41,-30] W10 S6 E10 N6 $
PTO=[YR=2024;ORIG=-35,-8] E23 N12 U7L3 U3L7 W13 S22 $
.

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	0810	CONCRETE A	0	100	0	0	602.00	SF	6.50	6.50	100	2013	2013	3	93	3,639	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2013	2013	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 5,539

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	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	000100	C	RES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/10/2024 BY TWA Total Acres: 2.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS