N1/2 OF N1/2
IN OR 1611/530
EX 1-1

WINGATE NORMAN KEITH
PO BOX 606
CALLAHAN, FL 32011

2025

28-2N-24-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5601	TIMBER 2-3 SI 70-79	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RIVER RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	01/31/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	440,000
TOTAL MARKET VALUE	31,425
SOH/AGL Deduction	0
ASSESSED VALUE	31,425
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	31,425
TOTAL JUST VALUE	440,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	400,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1611/0530	3/20/2009	QC	U	I	11	100
GRANTOR: WINGATE ROY L & JEANE						
GRANTEE: WINGATE NORMAN KEIT						
0719/1150	12/06/1994	QC	Q	I	01	100
GRANTOR: GREEN VIRGINIA AGNES						
GRANTEE: WINGATE ROY JR & JE						

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

BUILDING NOTES

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	005601	A	TIMBER 3 P S	0		OR	0.00	0.00	45.00	AC		1.00	1.00	1.00	330.00	330.00	14,850							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	225.00	225.00	1,125							
3	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	30.00	AC		1.00	1.00	1.00	515.00	515.00	15,450							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	80.00	AC		1.00	1.00	1.00	5,500.00	5,500.00	440,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 80.00 Total Land Value: 31,425 Market: 440,000 Agricultural: 31,425 Common: 0 PRINTED 07/30/2025 BY SYS